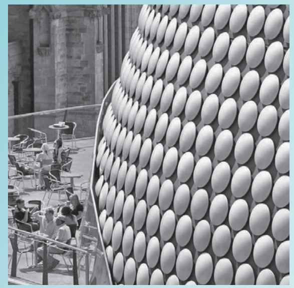





Birmingham's Local Development Framework
Authority's Monitoring Report 2013

Birmingham City Council

BIRMINGHAM LOCAL DEVELOPMENT FRAMEWORK AUTHORITY'S MONITORING REPORT 2013

Contents

1. INTRODUCTION

1.1 The Authority's Monitoring Report (AMR) 2013 is the ninth AMR for Birmingham. It has been produced under the provisions of the Planning and Compulsory Purchase Act 2004.

1.2. The aim of the AMR is to provide a succinct digest of key statistical information relevant to the assessment of the impact of development planning policies in Birmingham. In a letter to Chief Planning Officers in March 2011 the government announced the withdrawal of the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008).

1.3. As a result of this, it is now a matter for each Planning Authority to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation. This AMR continues to monitor performance against the previous National Core output Indicators apart from a small number, where reliable data is not available. The AMR also reports on the City Council's activity in relation to the Duty to Co-operate and summarises the progress of the City Council's Local Development Framework (LDF) documents since the last published LDS in 2012. The Local Development Scheme (LDS) is available to view on the Birmingham City Council website at: www.birmingham.gov.uk/ldf.

1.4. This AMR is structured as follows:

- Section 2 sets the scene, by providing some general contextual information in relation to Birmingham's population, environment, economy, housing, transport links and neighbourhoods.

- Section 3 reports on the key development planning output indicators. Its focus is on the now former nationally defined Core Output Indicators - but it also includes a number of locally defined indicators.

- Section 4 reports on the authority's performance in terms of the City Council's activities on Duty to Co-operate.

- Section 5 reports on the authority's performance in terms of planning applications.

- Section 6 summarises progress on the preparation of the Council's Local Development Framework (LDF).

- Section 7 provides an overview of the City Council's performance with regard to key indicators.

1.5. Most of the 2013 data in this AMR is at a base date of 1st April. At that time the West Midlands Regional Spatial Strategy (WMRSS) was still in place and the Birmingham Development Plan (BDP) was still being drafted. For that reason this AMR monitors the WMRSS and the saved policies of the UDP.

1.6. In future, the emphasis for monitoring will shift to the Birmingham Development Plan. The WMRSS was revoked in May 2013 and greater weight can be attached to the emerging BDP as it progresses towards adoption. By the time the 2014 AMR is published the BDP is likely to have been subject to a public examination. This shift in emphasis is not restricted to the AMR. Over the next year technical studies, research, information and monitoring will increasingly be undertaken (and published) with the policies, proposals and targets of the BDP in mind.

1.7. In relation to waste, although the City Council has experienced previous difficulty obtaining data to monitor elements such as recycled aggregates, this indicator is retained in line with emerging policies and intentions to increase recycling. The provision of reliable data on non-municipal waste continues to limit waste monitoring. Last year's AMR also saw a change to Indicator W1 which previously focused on waste facility completions. Waste facilities fall within the sui generis use class category. As there can be a delay up to three years for implementation of consent, the City Council has not in the past monitored these completions. It is therefore believed that for this and future AMRs it would be more useful to monitor the number of planning approvals and where possible an estimate of capacity.

Headlines

1.8. Some broad conclusions can be drawn from this year's monitoring data:

- This year's AMR shows continued population growth with population density above the national average per hectare. The latest estimate is that Birmingham's population increased to 1,085,400 in mid-year 2012. This is an increase of 90,000 (10%) since 2001. The City's population is shown to have grown at a faster rate than the region. According to the 2011 Census based population projections, Birmingham's population will grow by 85,800, from 1,074,300 in 2011 to 1,160,100 in the year 2021. This is an 8% increase.

- Birmingham still has a relatively young population compared to England with a greater proportion in the 20-24 age range. Over 45% of Birmingham residents are under 30, compared with 37.6% for England. Only 12.9% of Birmingham residents are over 65, in England 16.4% are over this age.

- The current recession continues to impact upon the house building industry. This AMR indicates that net housing completions have increased slightly this monitoring year to 1,372 dwellings. The number of demolitions decreased to 236 dwellings.

- Completions of purpose built student accommodation have seen significant increases on last year's AMR. The total number of bed spaces increased by 5,076 between 2006 and 2013.

- The gross annual housing requirement as set within the RSS has not been met for a fourth year, but completions remain ahead of target for the Plan period as a whole.

- The percentage of dwellings completed on Previously Developed Land (PDL) fell slightly from the previous monitoring year due to the increase in the number of Greenfield completions. However, completions on PDL have exceeded both UDP and RSS targets for a fourth year.

- There is a shortage of readily available Best Urban, Good Urban and Other Urban industrial land as compared to UDP targets. The shortage is particularly significant in the Good Urban sub-market.

- The number of net City Centre completions recovered slightly between 2012-2013 to 435 (the highest since 2009). This was mainly due to no demolitions taking place but still significantly lower than in previous years reflecting the continued economic downturn and a slowing in demand. The majority of City Centre dwellings continue to be provided by the private sector.

- Loss of employment land to alternative uses has continued. 16.64 ha was lost to alternative uses. More employment land was lost city wide to residential uses than any other use in 2012/13 at 8.5ha followed by losses of 6.04ha to retail uses.

- Almost all new housing developments are within 30 minutes by public transport from essential local services and employment areas.
- In total, land developed with employment uses (Uses B1a, B1b/c, B2 and B8) fell significantly from 7.92 hectares to just 2.31 ha. However, there were 17.5 ha. under construction compared to 9.96 ha. in the previous monitoring year which demonstrates improving market conditions.

- Compared to the previous monitoring year, the amount of retail development decreased but office floor space increased. The majority of retail and office development still occurred within 'in-centre' locations. This contrasts with a majority of leisure development since 2001/02 being in out-of-centre locations.

- In relation to monitoring planning applications, the City Council received a total of 5271 planning applications during 2012/13, 49% of which were submitted online. Performance exceeded the government's targets in all categories of application and exceeded the City Council's own 'stretching' targets in all categories of application.

2. BACKGROUND CONTEXT

Population

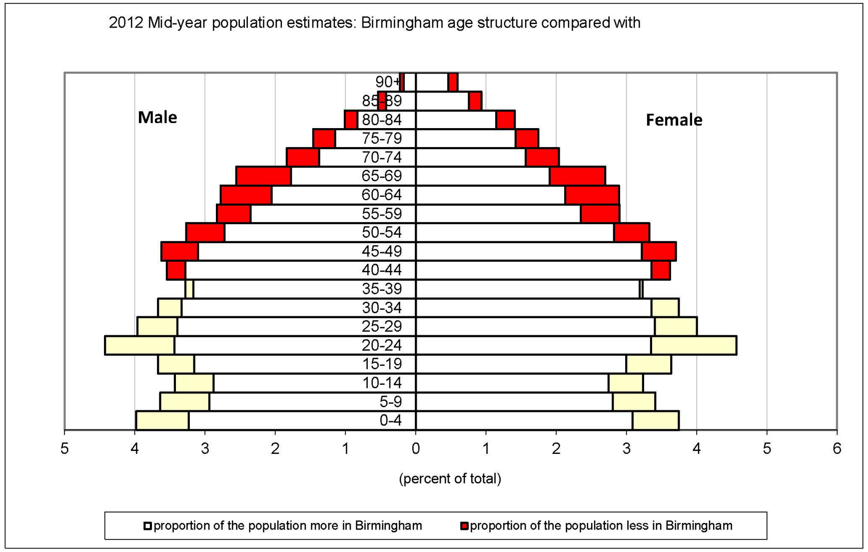
2.1 The latest population estimate shows that there were 1,085,400 people living in Birmingham mid-year 2012. This is an increase of 90,000 (10.2%) since 2001 and 11,000 (1.0%) since 2011. An average annual increase of 0.9%.

2.2 The area of the city is 26,777 hectares or 267.8 square kilometres. With 40.5 persons per hectare, Birmingham is very densely populated, compared with 4.3 for the region and 4.1 for England. This reflects the fact that the City's boundary is drawn tightly around the built-up area.

2.3 The Chart to the right shows that Birmingham has more people in the younger age groups while England has a greater proportion of people in the older age groups. The bulge around the 20-24 five-year age group is mainly due to the students coming to study at the City's Universities. 45.6% of Birmingham residents are under 30, compared with 37.6% for England. In contrast 12.9% of residents are over 65, in England the proportion was 16.4%.

Age profile – Birmingham and England 2012

Figure 2.1 2012 mid-year population estimates – Birmingham and England



Source: ONS, Crown Copyright 2012
Planning Growth Strategy,
www.birmingham.gov.uk/census
population.census@birmingham.gov.uk
0121 303 4208

Population change 1991 – 2012

Table 2.1 Population Change 1991 - 2012

Area	% change in population*	
	1991-2001	2001-2012
Birmingham	-2.0	10.2
West Midlands	1.0	6.9
England	3.3	8.2
* over respective year Source: Mid-year population estimates, ONS, Crown Copyright 2013		

2.4 Between 1991 and 2001 Birmingham's population reduced by (-2.0%), while the national (+3.3%) and West Midlands regional (+1.0%) populations increased. However, the City's population (+10.2%) has been increasing since 2001, and at a faster rate than the England (+8.2%) and regional (6.9%) averages. The natural growth of the population has been increasing rapidly. There were 23% more births in 2012 than in 2001, while the number of deaths was 16% lower. The City has also consistently gained population through international migration since 2001. However, overall there is a long-standing trend of net out migration to other parts of the UK, mostly to other parts of the West Midlands.

Projected Population

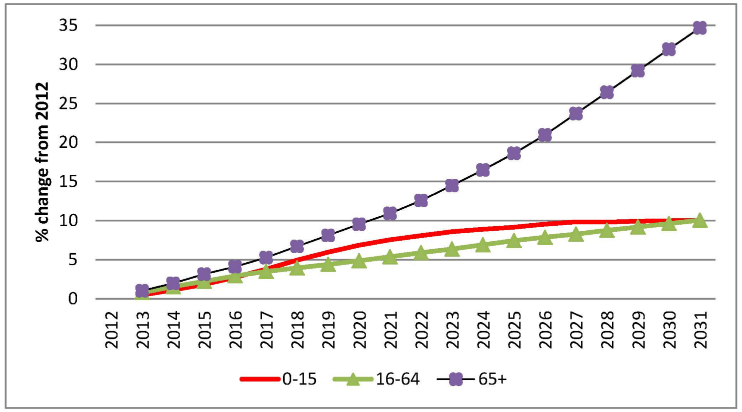
2.5 Recent population projections forecast significant growth in Birmingham's population. The 2012-based ONS population projections (published in 2014) project growth of around 155,000 between 2011 and 2031. This is slightly more than the 150,000 estimated by previous projections. 2008-based DCLG estimates suggest that the number of households would grow by 81,500 within the same period. DCLG have not produced household estimates based on the latest projection.

Table 2.2 Population projections to 2031 by broad age groups

AGE GROUP	Base year	Projected year		2012 – 2021		2012 - 2031	
	2012	2021	2031	No.	%	No.	%
0-15	247,800	266,500	272,700	18,700	7.5	24,900	10.0
16-64	696,500	733,900	766,500	37,400	5.4	70,000	10.0
65+	141,000	156,400	189,900	15,400	10.9	48,900	34.7
ALL	**1,085,400**	**1,156,800**	**1,229,200**	**71,400**	**6.6**	**143,700**	**13.2**

2.6 Table 2.2 shows population projections to 2031 by broad age groups. The greatest percentage growth is projected in the older population, while the number of children and working age populations are estimated to grow by around 10% the year to 2031.

Figure 2.2 2012 Population Projections for Birmingham by broad age groups



2.7 Figure 2.2 illustrates the trajectories of change in broad age groups. Numbers of people aged 65 years and over is set to increase rapidly over the next 20 years. The child population and working age population will grow at a fairly steady pace, although growth for children slows around 2024.

Social and Cultural

2.8 The 2011 Census shows that the majority (77.8%) of Birmingham residents were born in the UK below England (86.2%) and West Midlands (88.8%) averages.

238,313 Birmingham residents were born overseas of these, 44% (103,682) have been resident in the UK for less than 10 years.

2.9 Overseas migrants arriving between the 1950s and 1980s were mainly from southern India and the Caribbean. More recent trends see people arriving from many different parts of the world, including Eastern Europe, Africa and Middle East. Countries new to the twenty most reported countries of birth for Birmingham residents since 2001 include; Iran, Zimbabwe, Philippines and Romania (see Table 2.3). Pakistan, India and Republic of Ireland were the most frequently recorded countries of birth outside of the UK in 2001 and 2011. In England as a whole, India was followed by Poland and Pakistan.

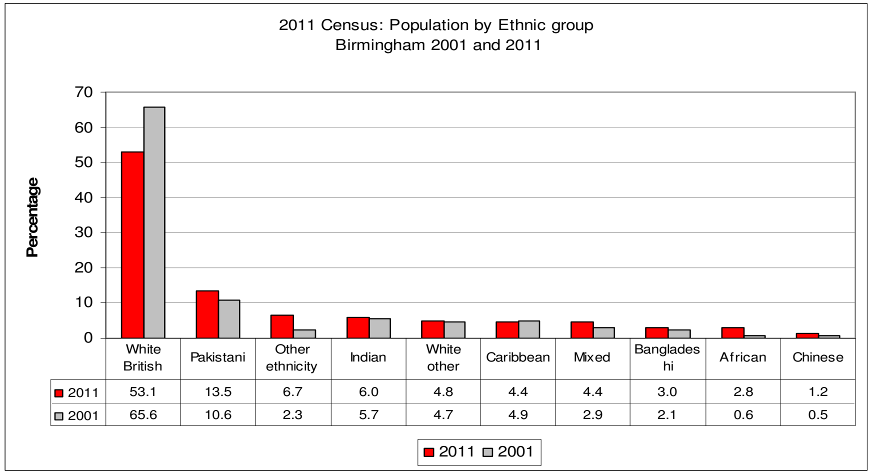
2.10 The number of Birmingham residents reporting countries of birth outside of the UK has increased for all of the countries in Table 2.3, with the exception of Republic of Ireland, where the number decreased. The most marked increases were seen amongst Romanians, rising from 66 in 2001 to 1,433 in 2011. People born in Poland and Somalia increased nine fold and those born in China, Nigeria, Zimbabwe and Iran three fold.

Table 2.3 - Twenty most reported countries of birth outside UK, 2011 and 2001

Twenty most reported countries of birth outside UK, 2011 and 2001						
2011				2001		
Rank	Country of birth	Number	% of total population	Country of birth	Number	% of total population
1	Pakistan	55,922	5.2	Pakistan	41,724	4.3
2	India	27,206	2.5	India	23,194	2.4
3	Republic of Ireland	16,085	1.5	Republic of Ireland	22,828	2.3
4	Jamaica	15,100	1.4	Jamaica	14,207	1.5
5	Bangladesh	13,864	1.3	Bangladesh	10,785	1.1
6	Poland	9,477	0.9	Kenya	3,769	0.4
7	Somalia	7,765	0.7	Germany	2,294	0.2
8	China	6,203	0.6	Hong Kong	1,469	0.2
9	Kenya	3,988	0.4	China	1,411	0.1
10	Nigeria	3,399	0.3	North Africa	1,098	0.1
11	Zimbabwe	3,238	0.3	France	1,081	0.1
12	Germany	3,020	0.3	South Africa	1,076	0.1
13	Iran	3,005	0.3	Former Yugoslavia	1,029	0.1
14	North Africa	2,696	0.3	Iraq	1,029	0.1
15	Philippines	2,286	0.2	United States	973	0.1
16	Hong Kong	2,059	0.2	Poland	928	0.1
17	France	1,486	0.1	Malaysia	901	0.1
18	South Africa	1,465	0.1	Somalia	819	0.1
19	Romania	1,433	0.1	Italy	817	0.1
20	United States	1,419	0.1	Nigeria	753	0.1

Source: 2011 Census, Crown Copyright 2013

Figure 2.3 2011 Census: Population by Ethnic Group Birmingham 2001 and 2011



Source: ONS, Crown Copyright 2013

The chart above shows that the largest ethnic group in Birmingham is White British, followed by Pakistani. All ethnic groups increased in 2011 compared with 2001, except White British and Black Caribbean. 20.7% of households have more than one ethnicity and 4.4% of residents are of mixed heritage.

Socio-Economic Position

2.11 Table 2.4 shows that in the 2001 census the percentage of residents in households headed by managers, professionals and administrative workers in Birmingham is below the regional and national averages. The Census also shows net out-migration from Birmingham of these groups and a net inflow of nearly 69,000 professional, managerial, technical and administrative commuters to workplaces in the City.

Table 2.4 – Approximated Social Grade, 2001

Grade	% of household residents aged 16 to 64		
	Birmingham	West Midlands	England
A & B	19.5	22.5	25.5
C1	26.2	27.0	29.9
C2	17.5	20.4	18.2
D	25.5	23.2	20.3
E	11.2	6.9	6.1

Source: 2001 Census of Population Standard Table 66 ©Crown Copyright
Note: classification of household members follows that of the household representative. Data not yet available for 2011.

Environment

The Natural Environment and Open Land

2.12 Although much of Birmingham is built up, there is a significant amount of open land within the City. About 15% of Birmingham's land area is designated as Green Belt. This includes all the open countryside within the City's boundary, as well as other areas extending into the City, for example along river valleys. There are also areas of open space and golf courses within the built-up areas of the City, such as parks and playing fields, nature reserves and allotments. The extent of green spaces in Birmingham is shown in Figure 2.4.

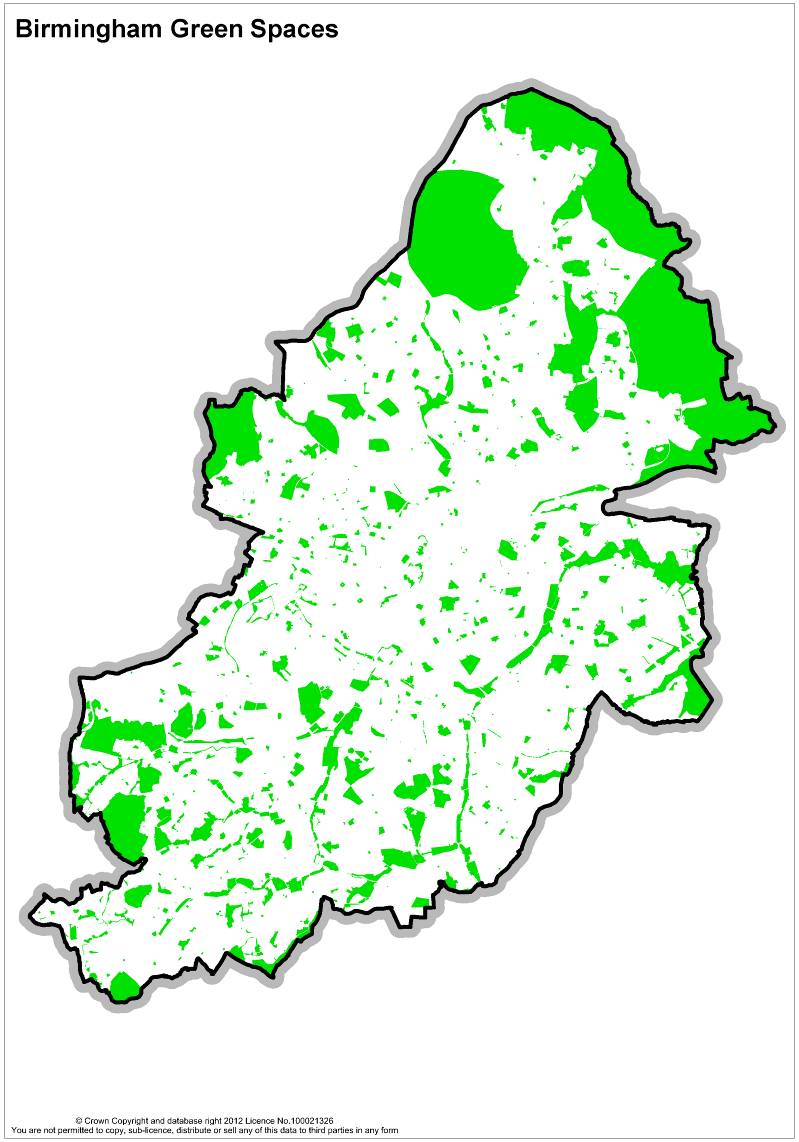
2.13 The City also has a number of areas that are protected for their nature conservation value. The City's nature conservation sites include 2 Sites of Special Scientific Interest (SSSIs): Sutton Park and Edgbaston Pool. Sutton Park is also designated as a National Nature Reserve (NNR). There are 10 Local Nature Reserves (LNRs), some of which were designated after the UDP Alterations were prepared. There are also 58 Sites of Importance for Nature Conservation (SINCs) covering various woodlands, grasslands, lakes, streams, and other important wildlife habitats or examples of natural landscape. Some of these areas lie within the designated Green Belt and all are subject to UDP policies, which aim to protect them. Table 2.5 summarises the extent of protected nature conservation sites and other open land within Birmingham.

Table 2.5 – The Natural Environment and Open Space

Type of Area	Total Area (Hectares)	% of City's Area
Sites of Special Scientific Interest	893.31	3.33
National Nature Reserves	811.73	3.03
Local Nature Reserves	147.78	0.55
Sites of Importance for Nature Conservation	824.68	3.08
Sites of Local Importance for Nature Conservation	707.99	2.64
Public Open Space	3069.77	11.46
Public Playing Fields	321.11	1.19
Private Playing Fields	268.11	1.0
Private Open Space	67.19	0.26
Educational Playing Fields	166.78	0.62
Golf Courses	657.87	2.46
Statutory Common Land	11.25	0.04
Allotments (All)	250.931	0.94
Green Belt	4.153.11	15.51

Source: Birmingham City Council.
Note: Some of the above designations may overlap, e.g. some open space has nature conservation value and may be designated as such.

Figure 2.4 – Birmingham Green Spaces



The Historic Environment

2.14 Birmingham has a wide variety of distinctive historic townscapes, buildings and landscapes. The extent of the City's historic resource is summarised in Table 2.6.

2.15 At present there are 30 Conservation Areas in Birmingham, whose special character and appearance is protected. These account for 4% of the land area of the City. Some Conservation Areas, such as the Jewellery Quarter and Bournville, are unique and are nationally recognised. Birmingham also has nearly 1,500 statutorily Listed Buildings and 14 registered parks and gardens of special historic interest. The City Council sees the Jewellery Quarter as a significant local, regional, national and 'World Heritage asset'. The City's Listed Buildings range in date from medieval churches and houses to important examples of 20th century architecture. The number of statutorily listed buildings increased from 1480 to 1488 for the 2012-2013 AMR. The number of buildings that are Locally Listed increased from 444 to 448. Historic landscapes include examples of both formal and informal parks and gardens. In addition, Birmingham has an extensive network of historic canals, reflecting its key role during the Industrial Revolution in the 18th and 19th centuries. All of these resources contribute to the overall quality of the City, and to its unique character and history.

2.16 The City's archaeological resource is surprisingly varied for such a major urban area. Some remains are recognised as being of national importance, and are protected by scheduling. Known remains range in date from prehistoric earthworks to 19th and 20th century industrial buildings and structures. The City Council maintains a Historic Environment Record (HER), which includes details of all known archaeological remains within the City. The total at 2013 is 5525 records, which has increased from 5,445 over the last year. Historic Landscape Characterisation of the whole city commenced in 2011 and a total of 4,141 polygons based on current land use have been captured so far. 41 archaeological sites have been included on Natural England's Selected Heritage Inventory (SHINE).

Table 2.6 – Birmingham – The Historic Environment

Type of Resource	Number	Area (Hectares)
Scheduled Ancient Monuments	13	448.64
Statutorily Listed Buildings	1,480	327.67
Locally Listed Buildings	444	175.05
Conservation Areas	30	1,223.62
Registered Parks & Gardens	14	1,183.44
		Length (Kilometres)
Canals	-	57.4

Economy

2.17 Table 2.7 shows the number of workplace jobs in the City. The data shows that there were more jobs in Birmingham in 2012 compared to 2009. However, there was a slight fall between 2011 and 2012. The number of full-time jobs has followed a similar pattern.

Table 2.7 - Full-Time and Part-Time Jobs in Birmingham

	Full Time	Part Time	Total
2009	316,500	142,000	458,500
2010	315,400	141,800	457,100
2011	322,800	143,400	466,200
2012	318,400	145,300	463,700

Source: BRES 2012, © Crown Copyright.
Notes: Numbers rounded to nearest 100. Totals may not add up due to rounding.

2.18 Table 2.8 summarises Birmingham residents in employment by gender and by ethnicity. At 57%, Birmingham's employment rate is noticeably below the UK rate of 71%. The female rate (49%) is much lower than the male rate (65%). The rates for both genders are lower in Birmingham than the UK averages. The ethnic minority employment rate in the City is 46%, 18 percentage points lower than the White rate.

Table 2.8 - Employed Residents in Birmingham by Gender and Ethnic Group

	2008		2009		2010		2011		2012	
	Number	%	Number	%	Number	%	Number	%	Number	%
TOTAL	**398,000**	**60.9**	**391,500**	**59.4**	**397,500**	**59.3**	**39,800**	**57.9**	**382,700**	**57.0**
Male	220,500	67.9	211,000	64.6	216,600	65.8	218,700	66.0	216,200	65.1
Female	177,600	53.9	180,500	54.3	180,900	53.0	173,100	50.1	166,500	49.1
White	284,500	70.1	284,500	70.1	268,300	67.1	274,800	63.9	256,100	64.3
Ethnic Minority	113,200	45.7	123,200	47.8	121,900	49.1	131,000	48.9	126,600	46.4

Source: ONS/Annual Population Survey Jan-Dec 2012

Table: 2.9 Economic inactivity rates by gender and ethnicity

	2008		2009		2010		2011		2012	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
TOTAL	**205,500**	**31**	**207,400**	**32**	**212,100**	**32**	**223,700**	**33.0**	**223,700**	**33.3**
Male	71,100	22	74,600	23	71,800	22	74,300	22.4	81,200	24.4
Female	134,400	41	134,400	41	140,200	41	149,500	43.2	142,400	42.0
White	93,800	23	100,100	25	112,100	27	118,200	29.0	111,900	28.1
Ethnic Minority	111,700	45	106,700	41	99,900	40	104,800	39.1	111,300	40.8

Source: ONS/Annual Population Survey Jan-Dec 2012

2.19 Table 2.9 summarises economic inactivity by gender and by ethnicity. 33% of the working-age population in Birmingham is economically inactive (neither working nor seeking work). This is 10% higher than the UK rate. The female rate of 42% is 18% higher than the male rate. The ethnic minority economic inactivity rate is 41%, significantly higher than the White rate of 28%. Both rates are above the UK averages of 31% and 22% respectively.

2.20 Due to the relatively small sample sizes, the confidence intervals are wide and so data displayed in Tables 2.8 and 2.9 should be interpreted with caution, especially when comparing small variations over time.

2.21 In the first quarter of 2013, 118,980 people were claiming out-of-work benefits in the City, 17.1% of the working age population (Table 2.10). This compares to 12.7% regionally, and 11.7% nationally. In some wards the rates are over 20%. Worklessness rates were relatively constant prior to the 2009 recession. Rates increased in 2009, but have been falling since.

Table 2.10 – Worklessness in Birmingham Out-of-Work Benefit Claimants 2005 - 2013

Year	Birmingham		West Midlands	GB
	Number of Claimants	Worklessness Rate	Worklessness Rate	Worklessness Rate
2005	115,148	17.8%	12.6%	11.8%
2006	116,825	17.9%	12.7%	11.7%
2007	113,483	17.2%	12.3%	11.3%
2008	113,033	17.0%	12.3%	11.2%
2009	126,943	18.9%	14.2%	12.7%
2010	123,973	18.2%	13.6%	12.3%
2011	123,580	17.9%	13.3%	12.1%
2012	122,013	17.5%	13.0%	11.9%
2013	**118, 980**	**17.1**	**12.7**	**11.7**

Source: DWP/NOMIS
Please note that 2013 figure is for Q1 only

2.22 Table 2.11 shows that an average of 47,278 residents were claiming unemployment benefit during 2013. This is considerably higher than before the recession, and the rate remains well above the national average. Unemployment remains particularly high in some areas, with the rates in some inner-city wards consistently around twice the City average throughout the period. Around two-thirds of those claiming unemployment benefits are males.

Table 2.11 – Unemployment Benefit Claimant Count and Rate (Annual Average) 2007 – 2013

Year	Birmingham		West Midlands	UK
	Number of Claimants	Claimant Count Rate	Claimant Count Rate	Claimant Count Rate
2007	35,058	7.7%	3.9%	2.70%
2008	35,154	7.7%	4.0%	2.9%
2009	49,011	10.7%	6.6%	4.8%
2010	48,074	10.5%	6.2%	4.7%
2011	49,319	10.8%	6.2%	4.8%
2012	50,123	11.0%	6.2%	5.0%
2013	**47,278**	**10.4%**	**5.8%**	**4.6%**

Source: ONS/NOMIS, © Crown Copyright
Note that 2013 data is for Jan-Sept only

2.23 Table 2.12 below shows that Birmingham's relative contribution to the economy is above that of the region, but below that of the country.

Table 2.12 – Birmingham: Headline Gross Value Added (GVA) per head at Current Basic Prices (£)

	2007	2008	2009	2010	2011
Birmingham	19,407	19,649	19,275	19,804	19,928
West Midlands	17,125	17,190	16,691	17,218	17,486
UK	20,643	21,026	20,472	21,023	21,368

Source: ONS, ©Crown Copyright
Estimates of workplace based GVA allocate income to the region in which commuters work.

2.24 Birmingham is a major employment centre drawing in workers from across the West Midlands region. According to the 2011 ONS APS commute data; only 60% of the people who work in the City live in Birmingham. Approximately 196,000 people commute into the City to work. Commuting data from the 2011 Census with a sectorial breakdown is not yet available.

Income

2.25 Table 2.13 summarises the estimated average household income for each Constituency in Birmingham (Figure 2.5). There are significant differences between the Constituencies, with Sutton Coldfield households enjoying an average income that is over 70% above those in Ladywood.

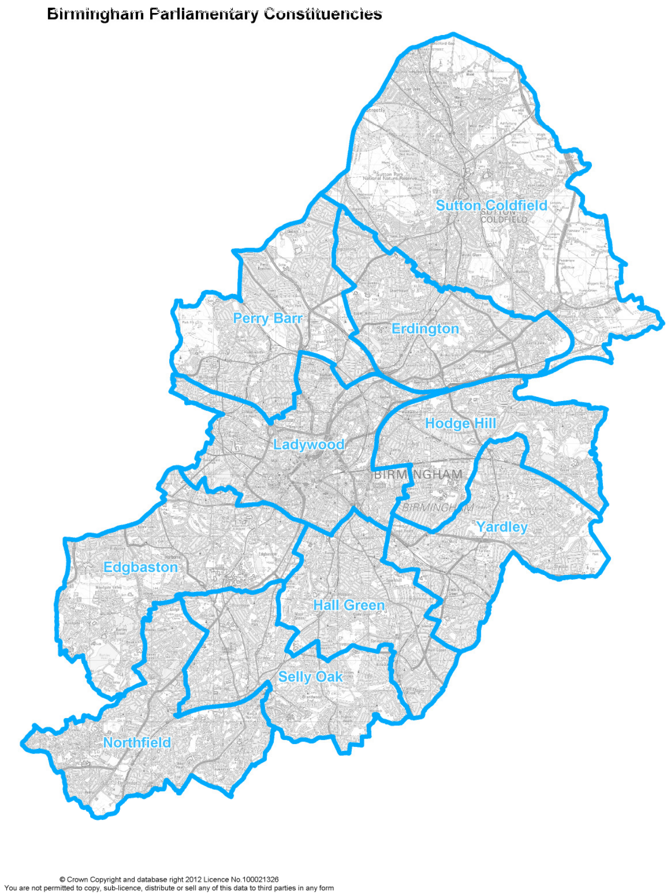
2.26 The average for the City as a whole is currently £30,566 per annum.

Table 2.13 – Estimated Average Household Income by Birmingham Parliamentary Constituency, 2011

Constituency	Total Households	Average Income (£)
Edgbaston	41,695	30,979
Erdington	41,862	24,657
Hall Green	40,205	29,086
Hodge Hill	40,610	22,184
Ladywood	51,265	21,069
Northfield	43,620	26,457
Perry Barr	39,622	25,038
Selly Oak	42,543	28,085
Sutton Coldfield	40,659	42,445
Yardley	42,139	25,790
Birmingham	424,220	27,410

Source: CACI Ltd

Figure 2.5 – Birmingham Parliamentary Constituencies



Housing

Households

2.27 Table 2.14 below summarises the size of households in Birmingham compared to the national average, according to the 2011 Census. Birmingham has a relatively high proportion of households containing one person or with 5 or more people. The average household size is greater in Birmingham than in England as a whole: 2.56 persons compared with 2.36.

Table 2.14 – Birmingham - Persons per Household, 2011

Number of Persons in Household	% of households	
	Birmingham	England
1	31.9	30.2
2-4	55.5	62.8
5 or more	12.5	7.1

Source: 2011 Census of Population, © Crown Copyright

Housing Stock

2.28 Table 2.15 summarises the proportion of different types of housing present in Birmingham. This shows that the City has a relatively low proportion of detached housing and higher proportions of terraced housing and flats.

Table 2.15 - Household Spaces in Birmingham, by Accommodation Type, 2011

	% of Household Spaces by Type				
	Detached	Semi-detached	Terraced	Flat	Other
Birmingham	10.9	34.7	29.4	20.4	4.6
West Midlands	23.7	36.8	22.9	13.3	2.9
England	22.3	30.7	24.5	16.7	5.4

Source: 2011 Census of Population, © Crown Copyright

2.29 Birmingham also has a relatively high proportion of households renting from the Council, (see Table 2.16).

Table 2.16 – Birmingham: Housing Tenure at 1st April 2011

	Local Authority	Registered Social Landlord	Private sector	Total
Number	64,424	40,613*	311,144	416,181
Percentage	15.8	9.8*	74.8	100.0

Source: ELASH (2012), Census 2011
* Estimated from incomplete data

Stock Condition

2.30 85 Local Authority dwellings were made free of category one health hazards between 1st April 2012 and 31st March 2013. In the private sector, an estimated 68,960 dwellings had category one hazards (ELASH 2012).

Housing Market

2.31 Table 2.17 summarises changes in house sales and prices between 2005 and 2013. In terms of property sales, there were 10,230 property sales during 2013, which is a 22% increase from the 2012 figure.

2.32 House prices have increased continuously until reaching a peak in 2007 but have since dropped back in 2009 due to the credit crunch. Prices have risen in 2010 before falling back to a steadier figure across both 2011 and 2012, then increasing in 2013.

2.33 The mean house price in the City is below the regional average. It increased significantly in 2012-13, but remains below its peak in 2007. Despite this Birmingham sales are rising as a percentage of total West Midland region sales.

Table 2.17 - Birmingham Residential Property Prices and Sales, 2004-2013

	2005	2006	2007	2008	2009	2010	2011	2012	2013
House price (£)									
Mean Price	146,834	155,424	162,383	158,863	147,755	160,120	153,355	153,877	160,563
Median Price	126,000	132,000	137,000	132,000	125,000	130,000	125,000	127,000	132,000
Lower Quartile	102,000	107,000	113,000	107,506	97,000	100,000	96,925	98,488	102,500
% of regional average									
Mean Price	91.5	92.1	92.5	92.6	88.2	90	88.1	86.7	87.0
Transactions									
No. of Sales	14,184	18,904	14,223	8,612	8,381	9,133	8,777	8,388	10,230
% of Region	14.5	16.8	13.2	17.5	16.3	16.7	15.8	16.0	15.4

Source: HM Land Registry/CLG Website, ©Crown Copyright.

Housing Need

2.34 Historically, homeless applications in Birmingham have been twice the national average. Table 2.18 summarises the position in 2011/12 and 2012/13. There were 19,496 applicants for housing on the Local Authority Housing Register as at 1st April 2013 (ELASH 2013).

Table 2.18 - Households accepted as unintentionally homeless & in Priority Need

	2011/12	2012/13
Birmingham	3,929	3,957

P1E 2010/11 – 2012/13

2.35 Increasingly, older and disabled people wish to remain in their own homes. This results in strong demand for property adaptations, and an implication of need to build homes to 'lifetime' standards. There were 1,899 referrals for assistance to the City Council in 2011/12.

Transport

2.36 Birmingham has good links to the national motorway network and to Birmingham Airport. A network of strategic highways is focused on the City Centre. Figure 2.6 shows the key transport links within the City.

2.37 Birmingham New Street Station is a major rail interchange offering direct services to cities across England, Wales and Scotland. There is also a network of suburban and freight rail services and one light rail line. There are express coach links to many parts of the country, and an intensive pattern of local bus services. In January 2012, the government decided to proceed with plans to develop the High Speed 2 (HS2) rail line and services between Birmingham and London. The proposals will see rail journey times between Birmingham and London significantly reduced and will see increased investment and increased rail capacity both in Birmingham and the West Midlands.

Car availability

2.38 Birmingham has 35.8% of households without a car, compared to the English average of 25.6%. The percentages without a car are high in the inner parts of the city and in some more peripheral areas. About two thirds of those in social-rented housing live in households without a car, as do nearly half of unemployed people and those not working because of long-term sickness or disability. Percentages are particularly high among households containing lone pensioners and lone parents. Percentages are also high among Black, Bangladeshi and White Irish households.

Travel to Work

2.39 Table 2.19 shows that just over half of people who both live and work in the City use the car to get to work, about a fifth use the bus, a tenth walk and another tenth work at or from home.

Table 2.19 - Means of Travel to Work in Birmingham, 2001

Travel to Work – Method	% of those working		
	Live in Birmingham, Work Outside	Live and Work in Birmingham	Work in Birmingham, Live Outside
Work at/from home	0.0	9.5	0.0
Train	2.9	2.4	10.3
Bus	12.8	22.1	10.2
Car	78.3	52.4	75.5
Walk	2.7	10.4	1.2
Other	3.3	3.2	2.8
TOTAL (100%)	**79,000**	**288,000**	**162,000**

Source 2001 Census Theme Table 10, © Crown Copyright

2.40 In contrast, over three quarters of people commuting into the City use the car, about a tenth use the train, and a further tenth travel by bus. About 120,000 people work in the central area, defined by the Ring Road, and just over half of these travel by car. A further 28% travel by bus and 14% use the train.

Trips into Birmingham City Centre

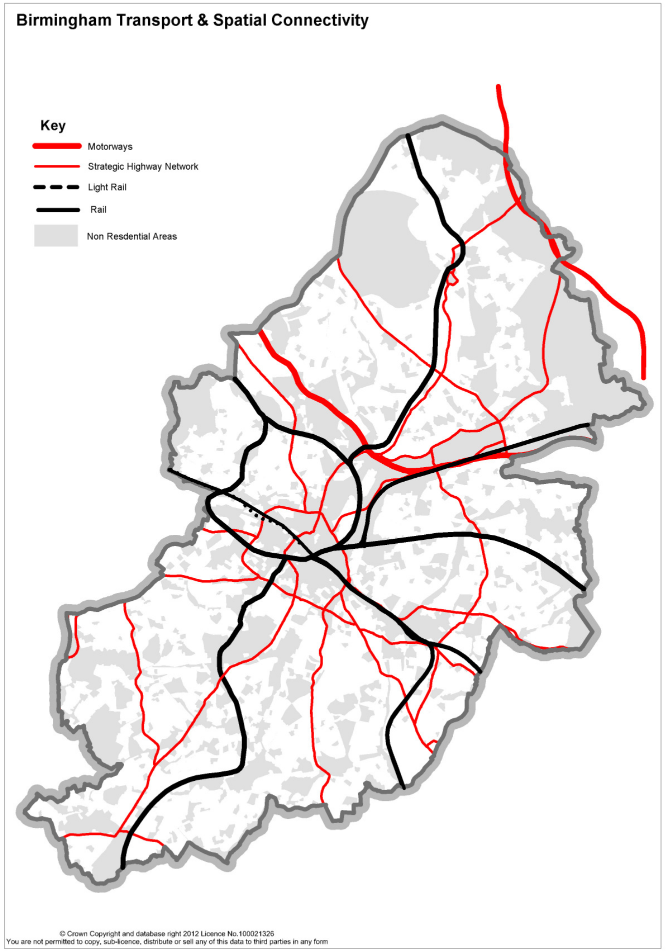
Table 2.20 – Trips into Birmingham City Centre in the morning peak 1999-2011 (0730-0930 hours)

Year	Car	Bus	Rail	Metro	Total
1999	54,827	31,048	18,987	998	105,860
2001	51,663	31,000	17,250	1,200	101,113
2003	44,119	30,251	19,000	1,278	94,648
2005	44,789	31,433	19,500	1,609	97,331
2007	42,372	30,268	22,967	1,585	97,192
2009	40,865	28,256	26,193	1,570	96,884
2011	36,905	25,749	27,674	1,687	92,015

Source: Birmingham Cordon Reports

2.41 According to the Birmingham Cordon Surveys the total number of car trips entering Birmingham City Centre during the morning peak hours (0730-0930 hours) has decreased in the past ten years (Table 2.20). However, the number of bus trips remained relatively constant, while the number of rail trips has increased over the same time period. The next set of cordon reports is expected to be available later in 2014.

Figure 2.6 – Birmingham Transport and Spatial Connectivity



3. LOCAL DEVELOPMENT FRAMEWORK - KEY OUTPUT PERFORMANCE INDICATORS

The following indicators are used for monitoring purposes.

BD1	Total amount of additional employment floor space - by type
BD2	Total amount of employment floor space on previously developed land
BD3	Employment land availability - by type
BD4	Total amount of employment land lost to residential and other development
H1	Net additional dwellings - in previous years and reporting year
H2	Reduction in vacancies in the existing housing stock
H3	Progress towards meeting the planned housing requirement
H4	Housing land supply
H5	Gross affordable housing completions
H6	New and converted dwellings on previously developed land (PDL)
H7	Net additional pitches (Gypsies and Travellers)
H8	Net additional dwellings in the City Centre
H9	Density of development
T1	Percentage of new residential development within 30 minutes public transport time of a GP, Hospital, primary and secondary school, employment and a major shopping centre
T2	Percentage of trips by public transport into Birmingham City Centre
LS1	Amount of completed retail, office and leisure development (Town Centre Uses)
LS2	Percentage of Completed Retail, Office and Leisure Development in Town Centres

LS3	Percentage of eligible open spaces managed to 'Green Flag Award' Standard
LS4	Provision of open space (i) net loss/gain in amount of public open space and public and private playing fields; and (ii) percentage of new dwelling completions within reasonable walking distance of public open space.
M1	Production of secondary and recycled aggregates by minerals planning authority
W1	Capacity of new waste management facilities by waste planning authority
W2	Amount of municipal waste arising, and managed by management type by waste planning authority
E1	Renewable energy generation
E2	Number of planning permissions granted contrary to the advice of the environment agency on flooding and water quality grounds.
E3	Change in areas and populations of biodiversity importance including: change in priority habitats and species, by type
E4	Change in areas and populations of biodiversity importance including change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

Business Development

3.1 The City Council has consistently collected land use information on business development for many years. We are therefore fortunate in having a complete set of data relating to these indicators, for the whole of the period covered by the UDP (i.e. 1991 - 2011).

INDICATOR BD1: Total Amount of Additional Employment Floor space – by Type.

3.2. As many planning permissions are "flexible" and permit uses within a range of B1, B2 or B8 uses, it is difficult to monitor employment land by Use Class. Although we have provided this information in so far as it is possible to do so in Table 3.1, it has previously been normal practice in the West Midlands to monitor employment land by sub-market, and indeed it is more appropriate to do this for Birmingham as the UDP employment land targets and former RSS categories relate to employment development sub-markets rather than Use Class.

3.3. Floor space figures for employment development by Use Class and industrial development sub-market are set out in Table 3.2. The submarkets are as defined in the UDP and former RSS, as follows:

- UDP Best Urban - top quality sites suitable for firms with an international/ national/ regional choice of locations
- UDP Good Urban - good quality sites suitable for locally based firms
- UDP Other Urban - land of average or poor quality only likely to be of interest to local firms.

There are no sub-markets for offices and the figures for offices, therefore, provide total area and floor space figures only.

3.4. In total, land developed with employment uses in Birmingham fell dramatically in this monitoring year from 7.92 hectares to just 2.31 hectares. Excluding office (B1a) uses, land developed for industrial use fell from 6.71 hectares to 1.90 hectares. This year's decline was a result of both this fall in industrial completions and office completions (B1a) occurring on only 2 sites. Completions this year were predominately in the Best Urban market, reflecting the pressures on the higher classified land sub-market. Historically, levels of completions were strong in Birmingham prior to the recession and there are some positive signs being shown in a number of sectors including in particular, advanced manufacturing, suggesting that completions will rise as the economy recovers. In particular, encouragingly there were 17.5 hectares under construction compared to 9.96 hectares in the previous monitoring year which demonstrates the improving market conditions. The land under construction includes the first large industrial building to be built speculatively since the beginning of the economic downturn in 2008-2009.

Table 3.1 - Land Developed with Employment Uses in Birmingham 2002 – 2013, by Use Class (area in hectares)

Year	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)	
2001-02	3.81	8.94	6.98	19.73
2002-03	8.06	23.05	14.35	45.46
2003-04	1.91	21.28	7.13	30.32
2004-05	7.02	17.46	2.51	26.99
2005-06	1.07	15.20	2.40	18.67
2006-07	5.61	16.79	2.70	25.10
2007-08	6.42	12.66	6.42	25.50
2008-09	3.95	17.89	3.11	24.95
2009-10	1.97	6.40	1.21	9.58
2010-11	1.16	2.61	3.35	7.12
2011-12	1.21	1.29	5.42	7.92
2012-13	0.41	0.59	1.31	2.31
TOTALS	**42.60**	**144.16**	**56.89**	**243.65**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. Manufacturing includes sites developed with uses falling within Use Classes B1 (b)/ (c), B2 and B8 where a specific end-use is not confirmed. Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

Table 3.2 - Employment Development in Birmingham 2002-13, by Industrial Development Sub-Market

Year	Type	Sub-Market				Total
		Best Urban	Good Urban	Other	Office	
2001-02	Area (ha) Floor space (sqm)	8.55 21,500	2.26 12,000	5.11 22,600	3.81 74,000	19.73 130,500
2002-03	Area (ha) Floor space (sqm)	22.91 107,300	11.80 36,900	2.69 9,000	8.06 42,000	45.46 195,600
2003-04	Area (ha) Floor space (sqm)	18.31 98,500	7.17 26,600	2.93 12,800	1.91 50,300	30.32 188,000
2004-05	Area (ha) Floor space (sqm)	8.36 22,700	10.19 34,000	1.42 7,100	7.02 39,200	26.99 102,900
2005-06	Area (ha) Floor space (sqm)	12.54 62,300	2.31 5,300	2.75 12,800	1.07 5,600	18.67 85,900
2006-07	Area (ha) Floor space (sqm)	12.74 37,900	4.42 16,100	2.33 12,800	5.61 38,000	25.10 104,700
2007-08	Area (ha) Floor space (sqm)	10.15 46,200	7.85 30,500	1.08 3,200	6.42 48,500	25.50 128,400
2008-09	Area (ha) Floor space (sqm)	15.22 6,0400	2.83 9,700	2.95 7,200	3.95 47,300	24.95 124,700
2009-10	Area (ha) Floor space (sqm)	0 0	6.40 11,900	1.21 3,000	1.97 45,600	9.58 6,0600
2010-11	Area (ha) Floor space (sqm)	0 0	4.98 5500	0.98 3500	1.16 16000	7.12 25000
2011-12	Area (ha) Floor space (sqm)	5.05 19,000	1.42 3,500	0.24 1,100	1.21 19,500	7.92 43,100
2012-13	Area (ha) Floor space (sqm)	1.57 6,100	0 0	0.33 900	0.41 35,800	2.31 42,800
TOTALS	**Area(ha)** **Floor space (sqm)**	**115.40** **481,900**	**61.63** **192,000**	**24.02** **96,000**	**42.60** **461,800**	**243.65** **1,231,700**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.
All floor space figures rounded to nearest 100 sqm.
Notes: Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

Indicator BD2: Total Amount of Employment floor space on Previously Developed Land.

3.5. The vast majority of Birmingham's employment land supply is on previously developed land. For this monitoring year all of the 2.31 hectares completed was on previously developed land. For previous year's figures, the table is available in the 2011 Annual Monitoring Report.

Indicator BD3: Employment Land Availability - by Type

3.6. Birmingham's employment land supply includes land that is committed for B1, B2 or B8 employment/industrial use (i.e. allocated in a Development Plan, has planning permission, a committee resolution or appeal decision supporting industrial use). Land is classed as either "readily available" or "not readily available". Readily available sites are sites without major problems of physical condition, without major infrastructure problems, and are on the market with a willing seller. Readily available land also includes land retained for development by the owner. Not readily available sites have any of the following problems: major problems of physical condition, major infrastructure problems, not on the market or the owner is unwilling to sell. These definitions are consistent with the land supply information included in the Regional Employment Land Study (RELS) 2009.

3.7. Table 3.3 summarises the employment land supply by Use Class, and table 3.4 further breaks this down by sub market. At April 2013, Birmingham had a supply of employment land of just under 235 hectares. This represents a decrease from the previous monitoring year. The amount of schemes under construction has improved markedly on last year at 17.5 hectares. Both manufacturing and offices have increased from last year's total, with the only fall being in sites under construction solely for warehousing. This is encouraging overall and demonstrates improving market conditions with the move away from sites solely being developed for warehousing. It is also positive given the higher employment densities of manufacturing uses generally.

Table 3.3 - Employment Land Supply in Birmingham at April 2013, by Use Class (area in hectares)

Status	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 b/c, B2, B8)	Warehousing (B8 only)	
Under Construction	6.21	10.03	1.26	17.50
Detailed PP	10.56	38.82	2.44	51.82
Outline PP	27.72	41.54	0	69.26
Other	2.66	90.81	1.79	95.26
TOTAL	**47.15**	**181.20**	**5.49**	**233.84**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, BCC. Manufacturing includes sites with approval for development with uses falling within Use Classes B1 (b)/ (c), B2 and B8 where specific end-use not confirmed.

Table 3.4 - Industrial Land Supply in Birmingham at April 2013, by Industrial Development Sub-Market (area in hectares)

Sub Market	Status	Manufacturing* (B1 b/c, B2, B8)	Warehouse/ Storage (B8 only)	Total
RIS	Under Construction	0	0	0
	Detailed PP	0	0	0
	Outline PP	0	0	0
	Other	42.24	0	0
	TOTAL	**42.24**	**0**	**42.24**
BEST URBAN	Under Construction	9.10	1.26	10.36
	Detailed PP	25.02	1.43	26.45
	Outline PP	39.70	0	39.70
	Other	13.10	0	13.10
	TOTAL	**86.92**	**2.69**	**89.61**
GOOD URBAN	Under Construction	0.77	0	0.77
	Detailed PP	2.53	0.45	2.98
	Outline PP	1.84	0	1.84
	Other	26.14	0	26.14
	TOTAL	**31.28**	**0.45**	**31.73**
OTHER	Under Construction	0.16	0	0.16
	Detailed PP	11.27	0.56	11.83
	Outline PP	0	0	0
	Other	9.33	1.79	11.12
	TOTAL	**20.76**	**2.35**	**23.11**
TOTAL		**181.20**	**5.49**	**186.69**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.* Manufacturing includes sites with approval for development with uses falling within Use Classes B1 (b)/ (c), B2 and B8 where specific end-use not confirmed.

3.8. Table 3.5 shows the supply of industrial land by readily available and not readily available categories in the various sub-markets. The UDP requires a minimum reservoir of 64 hectares (the equivalent of four years supply of readily available Best Urban land); however, the emerging BDP proposes a minimum reservoir of 60 hectares to provide five years supply. At April 2013 there were 58.98 hectares of readily available land, a very similar figure to last year. In contrast, the supply of sites not readily available for development significantly decreased from 74.19 hectares in 2012 to 30.63 hectares in 2013. This is because of the exclusion of the Washwood Heath sites (Alstom, LDV and PXP - 54.78 hectares in total). These sites at Washwood Heath are within the HS2 safeguarding area, and cannot be considered part of the overall land supply at the current time.

3.9. Similarly to the 'Best Urban' category, the supply of 'Good Urban' land as in the previous monitoring year remains short of the UDP 30 hectare target (the equivalent of three years supply). The emerging BDP proposes a minimum reservoir of 31 hectares to provide five years supply. Only 12 hectares of 'Good Urban' is considered readily available, a decrease on last year and worryingly short of the UDP target. Not readily available supply in this category has increased slightly to 19.73 hectares.

3.10. The addition of land in the 'Regional Investment Site' category, from the Aston, Newtown and Lozells Area Action Plan designation, provides additional employment land, although at April 2013 much of this land was not readily available. Overall, the total amount of not readily available land across all market sectors decreased from last year to 83.65 hectares. However, this figure can be explained by the exclusion of the Washwood Heath sites (54.78 hectares) which as previously discussed cannot be considered part of the overall land supply at the current time due to the HS2 safeguarding. The overall total supply therefore has similarly decreased by 48.08 hectares to 186.69 hectares. Again adjusting the figures to reflect the loss of then Washwood Heath sites, overall a slight increase of 6.70 hectares is noted this year.

Table 3.5 - Industrial Land at April 2013, Availability*

	Readily Available	NOT Readily available	Total
Regional Investment site	16.01	26.23	42.24
Best Urban	58.98	30.63	89.61
Good Urban	12.00	19.73	31.73
Other	16.05	7.06	23.11
TOTAL	**103.04**	**83.65**	**186.69**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Indicator BD4: Total Amount of Employment Land Lost to Residential and Other Development.

3.11. Table 3.6 summarises the amount of employment land lost to other uses within Birmingham as a whole between 1991 and 2013. The table shows that 256.82 hectares of employment land in Birmingham has been lost to various other uses since 1991. On average, 11.44 hectares of employment land per year was lost to other uses between 1991-92 and 2011-12. The loss of employment land during 2012-13 increased to 16.64 hectares. This was largely due to an increase in residential proposals on employment land.

3.12. Between 1991 and 2013, 126.95 hectares of employment land were lost to housing. Housing accounts for about half of the total amount of land lost to alternative uses. Over 5.6 hectares has been lost to housing each year between 1991 and 2011-12. In 2012-13 this figure increased to 8.5 hectares suggesting the housing market may be beginning to recover. It is likely this trend will continue with poor quality and non-conforming former industrial sites being continued to be used to contribute to the City's housing land supply where appropriate reflecting the City Council's flexible approach when considering proposals for the loss of employment land. There is also continued pressure for 'out of centre' retail development such as supermarkets on industrial sites.

3.13. Proposals for the loss of industrial land to alternative uses are considered on their individual merits. Briefly it should be demonstrated either that a site is non-conforming, has no realistic prospect of industrial development in the foreseeable future or that there are good planning grounds to allow the proposal. In practice this means that only poor quality industrial sites are developed for other uses.

Table 3.6 - Loss of Employment Land to Other uses in Birmingham, 1991 – 2013: City Wide

Year	1991-92 to 2011-12	Average per year	2012-13	Total
Residential	118.45	5.64	8.50	**126.95**
Retail	59.68	2.84	6.04	**65.72**
Education	6.93	0.33	0.03	**6.93**
Transport	23.67	1.13	0.25	**23.92**
Health	1.20	0.06	0.26	**1.46**
Public Assembly	16.75	0.80	0.09	**16.84**
Open Space/ Leisure	13.50	0.64	1.52	**15.02**
TOTAL	**240.18**	**11.44**	**16.64**	**256.82**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.

Housing

3.14. The City Council has collected data on housing commitments and completions for many years. Data has been held for almost all of the variables monitored in this AMR for ten years, and in many cases much longer.

3.15. As with last year the City Council has continued to review its Strategic Housing Land Availability Assessment (SHLAA) in order to expand the housing evidence base and get a better understanding of housing supply in Birmingham.

3.16. CLG guidance states that the housing trajectory should be based on the most recently adopted part of the development plan. However, the city does not currently have a housing target in a development plan as a consequence of the UDP target not being 'saved' under the interim arrangements in place to oversee the change from UDPs to Core Strategies (as it had already been met) and the fact that the adopted RSS for the West Midlands was revoked in May 2013.

3.17. The City Council have been working to establish a revised housing target. At its meeting of 3rd December 2013, the City Council agreed that an eight week period of public consultation could take place on the pre submission version of the Birmingham Development Plan (BDP). This plan contains a revised housing target for the city together with a trajectory for meeting it. As it has been tested at examination and adopted as part of the RSS, the housing target set by the West Midlands RSS (2001-21) remains the most up to date, agreed, target for the city. However, the housing trajectory in the pre-submission version of the Birmingham Development Plan (2011-31), although not tested at examination, will carry increasing weight as the plan progresses towards adoption and will be used for monitoring purposes in due course.

3.18. The housing target, therefore, covers the period 2001 to 2021 and is expressed in gross terms. It includes a step change, which sees the annual requirement increase after the first six years. For the first six years (2001-02 to 2006-07) the target was 2,300 dwellings per annum. This increased to 3,000 dwellings per annum from 2007-08 onwards giving a total provision of 55,800 dwellings. All figures are gross and expressed as minima.

3.19. An assumption on the anticipated level of demolitions is built into the target. This assumption is that there will be 1,200 demolitions per annum (or 24,000 over the 20 year period) and that these demolitions will be replaced at a ratio of 1 to 1.

3.20. To enable monitoring data to be provided in net terms the demolitions assumption can be subtracted from the gross targets to give net dwelling requirements. The net requirements are therefore 1,100 dwellings per annum (2001-02 to 2006-07) and 1,800 dwellings per annum (2007-08 to 2020-21). Over the whole RSS period the net requirement is 31,800 dwellings. To date, on average, the demolitions assumptions have been reasonably consistent with actual performance (see table 3.7).

Indicator H1: Net Additional Dwellings.

Completions for each year are shown in Table 3.7

3.21. In the current monitoring year (2012-13) net dwelling completions again increased slightly from the previous year to 1,372, although this increase was helped by the fact that there were fewer demolitions during the year (a fall to 236).

Table 3.7 - Dwelling Completions and Demolitions by Year 2001 to 2013

Year	Gross Dwelling Completions	Dwellings Demolished	Net Additional Dwellings
2001-2002	2,750	1,506	1,244
2002-2003	2,742	1,704	1,038
2003-2004	3,343	1,930	1,413
2004-2005	3,181	734	2,447
2005-2006	4,000	859	3,141
2006-2007	3,079	1,240	1,839
2007-2008	3,649	661	2,988
2008-2009	3,228	772	2,456
2009-2010	1,750	817	933
2010-2011	1,930	945	985
2011-2012	1,558	371	1,187
2012-2013	1,608	236	1,372
TOTAL	**32,818**	**11,775**	**21,043**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.

Note: *Dwelling completions include new build plus net conversions; and figures from 2010-11 include student clusters (see below). For further information see SHLAA 2012 final report.

Completion of Purpose Built Student Residential Accommodation.

3.22. Student households are included in CLG's household projections and as such are included in the City's housing requirement (Table 3.8). As this is a recent change, figures are only included for completions within Table 3.7 for the last three years (see note to Table 3.8 for definition). When such households are provided in clusters or as studio apartments they contribute to meeting the housing requirement with each cluster or studio counting as one dwelling. Student accommodation which is not provided in clusters or self-contained studios (for instance halls of residence) cannot be regarded as contributing to meeting the housing requirement and are therefore excluded.

3.23. Birmingham has five Universities and six Further Education colleges, including redeveloped campuses for Bournville, Joseph Chamberlain and Matthew Bolton colleges.

3.24. Since April 2006, 5,076 student bed spaces (including 1,185 self-contained clusters/studio apartments) have been built in the city.

Table 3.8 - Purpose Built Student Accommodation Completions

Year	Bed spaces	Clusters / Studios*
2006-2007	651	137
2007-2008	1202	435
2008-2009	1,621	175
2009-2010	596	128
2010-2011	10	10
2011-2012	762	129
2012-2013	234	171
TOTAL	**5,076**	**1,185**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.
Note:*The net gain in dwelling stock from 2010-11 onwards include cluster or studio units of student accommodation counted as 'dwellings' according to the Census's definition. Purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be counted as dwellings. Some dwellings of this type may have been excluded due to recent changes in this part of the dwelling definition. See Department for Communities and Local Government dwelling definitions.

Table 3.9 - Housing Vacancy Rates in Birmingham 1991 - 2011

Year	Number of Vacant Dwellings	Total Number of Dwellings	Percentage Vacant
1991	17,737	394,723	4.49
2001	13,023	404,302	3.22
2011	14,359	425,095	3.38

Source: 1991, 2001 and 2011 Census of Population

Indicator H2: Reduction in Vacancies in the Existing Housing Stock.

3.25. This local indicator is included as a result of the Inspector's recommendation following the Public Local Inquiry into the UDP Alterations. The Inspector felt that this should be a monitoring indicator because the UDP housing supply figures include an assumption that vacancy rates will fall to 3% by the end of the UDP period (i.e. by 2011). Vacancy rates between 1991, 2001 and 2011 are summarised in Table 3.9. The 2011 Census indicates that there was actually a small increase in vacancies between 2001 and 2011 and that vacancy levels remain just above 3%.

Indicator H3: Progress towards meeting the Planned Housing Requirement

3.26. Progress to date with meeting the gross housing requirement set by the RSS is set out in Table 3.10. This shows the minimum housing requirement of 3,000 outlined in the RSS has not been met. The 2012-13 shortfall was 1,392 dwellings. Despite these recent shortfalls, for the RSS Plan period as a whole, the City Council still remains slightly ahead of the gross requirement.

Table 3.10 Progress towards meeting the Housing Requirement 2001 – 2013

Year	Minimum Requirement	Dwellings Completed	Annual Surplus / Deficit on Minimum Requirement	Cumulative Surplus / Deficit on Minimum Requirement
2001-02	2,300	2,750	+450	+450
2002-03	2,300	2,742	+442	+892
2003-04	2,300	3,343	+1,043	+1,935
2004-05	2,300	3,181	+881	+2,816
2005-06	2,300	4,000	+1,700	+4,516
2006-07	2,300	3,079	+779	+5,295
2007-08	3,000	3,649	+649	+5,944
2008-09	3,000	3,228	+228	+6,172
2009-10	3,000	1,750	-1,250	+4,922
2010-11	3,000	1,930	-1,070	+3,852
2011-12	3,000	1,558	-1,442	+2,410
2012-13	**3,000**	**1,608**	**-1,392**	**+1,018**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

3.27. Although the RSS sets annual targets in gross terms the indicative net target for the remainder of the RSS period can be determined. This is shown in Table 3.11. The table shows that the number of gross completions over the period 2001 to 2013 is 32,647. Net completions for this period were 20,872. The gross residual target for the period 2013 - 2021 is 23,153 and the net residual target 10,928.

Table 3.11 - Residual Housing Target at April 2013

	Dwellings	
	Gross	Net
RSS Housing Requirement 2001 - 2021	55,800	31,800
Completions 2001 to 2013	32,647	20,872
Residual target 2012 - 2021	23,153	10,928
Annual residual target 2013 to 2021	**2,894**	**1,366**

Source: BCC

Supply – The Development Pipeline

Indicator H4: Housing Land Supply

3.28. As with last year, the influence of the recession continues to have a major impact on the house building industry. In Birmingham short-term net house building targets which were considered deliverable just a few years ago remain unrealistic in the short-term. Given that there are relatively few schemes currently under construction and that new starts on site remain well below pre-recession levels completions are expected to remain relatively low in 2013-14.

3.29. It is assumed that as the country emerges from recession there will be a slow but steady increase in new starts. However, many new starts in 2013-14 will not deliver completions right away. As anticipated, some of the sites that were mothballed came back on line during the current year, although many remain suspended, the continued increase in public sector house building is delivering additional completions.

2012 Strategic Housing Land Availability Assessment (SHLAA)

3.30. The position with regard to land supply is set out in the Strategic Housing Land Availability Assessment (SHLAA). This is updated annually and published separately on the City Council's web site: www.birmingham.gov.uk/planning/landuseinfo

3.31. The current supply of dwellings for new housing in Birmingham as indicated in the 2012 SHLAA is 44,898 of which 35,113 is on identified sites.

Table 3.12 - The 2012 SHLAA

Category	Dwellings
Under Construction	3,389
Detailed Permission (Not Started)	6,295
Outline Permission	4,669
Development Plan Allocation	6,179
Other Opportunities – Uncommitted sites	14,581
Sub Total –Identified Sites	35,113
Bringing vacant properties back into use	1,000
Windfalls below the SHLAA survey threshold (<0.06 ha.)	1,085
Windfalls above the SHLAA survey threshold (>=0.06 ha.)	7,700
Broad Areas for growth	0
Sub Total	9,785
TOTAL SHLAA	**44,898**

Source: SHLAA 2012 Final Report - see Birmingham Development Plan, Associated Documents

Table 3.13 - The Supply Period

Category	Identified Sites	All*
Short Term –Within 5 Years	8,702	11,062
Medium Term – 6 to 10 Years	15,261	17,511
Longer Term – Beyond 10 Years**	11,150	16,325

Source: SHLAA 2012 Final Report
* identified sites and other unidentified opportunities
**2023-2031

Five Year Supply

3.32. The city has 5.8 years supply. This is based on a target of 9,450 dwellings, including a 5% flexibility allowance and a supply of 11,062 dwellings.

Indicator H5: Gross Affordable Housing Completions.

3.33. Table 3.14 shows affordable housing completions since 2001. The table identifies the number of dwellings provided through the Affordable Housing Policy using Section 106 agreements and other affordable housing developments and acquisitions separately.

3.34. Overall provision of affordable housing has been relatively consistent through both the house building peak of the mid 2000s to the lows of the recent recession. This suggests that the affordable housing sector is propping up the market during the economic downturn.

3.35. Most of the affordable homes in Birmingham are provided by Registered Social Landlords (RSL) through their own development programmes although in the years prior to the recent recession the provision of affordable homes provided via the City Council's Affordable Housing Policy had increased significantly. In recent years the City Council has been building an increasing number of new council houses through the Birmingham Municipal Housing Trust programme.

3.36. Table 3.14 indicates that total gross completions secured through Section 106 agreements increased again this year to 220 dwellings. However, the Table continues to show that there has been a marked decrease in completions of RSL only schemes, down again in 2012-2013 by 46% on the previous year, and indeed the lowest RSL completion figure since AMR began. Completions of 'Shared Ownership' schemes seem to have bounced back from the previous two year low, perhaps reflecting an increase in problems in the house buying market and decreases in bank lending.

Table 3.14 - Affordable Dwellings Completed 2001 – 2013 (Gross)

Year	Secured through S106 Agreement*			RSL Development & Other	Total
	Low Cost Market	Social Rent#	Shared Ownership		Affordable Completions
2001-2002	51	57	44	364	516
2002-2003	30	72	39	434	575
2003-2004	16	22	37	703	778
2004-2005	64	120	134	414	732
2005-2006	136	60	158	718	1,072
2006-2007	110	51	60	462	683
2007-2008	73	67	74	615	829
2008-2009	62	90	74	574	800
2009-2010	24	58	52	451	585
2010-2011	7	39	6	863	915
2011-2012	31	70	9	487	597
2012-2013	25	168	27	225	445
Totals	**629**	**874**	**714**	**6,310**	**8,527**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

*UDP Definition Indicator H6: New and Converted dwellings on Previously Developed Land. # Includes Social Rent and Affordable Rent.

Indicator: H6 New and Converted Dwellings on Previously Developed Land (PDL)

3.37. Table 3.15 shows the percentage of housing development on PDL each year since 2001-02, when this data was originally collected. There are two targets for the provision of housing on PDL. These targets are as follows:

- UDP target of 82% new housing on PDL, 1991 – 2011
- RSS target of 94% new housing on PDL, 2001 – 2021

3.38. Compared to the previous monitoring year, slightly fewer housing completions have taken place on PDL in percentage terms. This reflects the increase in the number of Greenfield completions (up to 106 dwellings). However, completions on PDL for this monitoring year have again exceeded both UDP and RSS targets.

Table 3.15 - Dwelling Completions on Previously Developed Land (PDL) and Greenfield Land 2001 – 2013

Year	Total Completions	PDL Completions	%	Greenfield Land Completions	%
2001-02	2,800	2,038	73	762	27
2002-03	2,770	2,508	91	262	9
2003-04	3,390	3,221	95	169	5
2004-05	3,232	3,109	96	96	4
2005-06	4,096	4,061	99	35	1
2006-07	3,134	3,094	99	40	1
2007-08	3,697	3,666	99	31	1
2008-09	3,280	2,919	89	361	11
2009-10	1,813	1,813	100	0	0
2010-11	1,976	1,933	98	43	2
2011-12	1,648	1,629	99	19	1
2012-13	1,666	1,560	94	106	6
TOTAL	**33,502**	**31,551**	**94**	**1,924**	**6**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. Note: These figures include gross completions for housing conversions, and therefore differ slightly from the housing completion figures given in Table 3.7.

Indicator H7: Net Additional Pitches (Gypsies and Travellers)

3.39. No additional Gypsy and Traveller pitches were provided during 2012-2013. The City Council is planning to commission a new Gypsy and Traveller Accommodation Assessment (GTAA) during 2013/14 to ascertain future needs.

Indicator H8: Net Additional Dwellings in the City Centre.

3.40. The UDP includes a policy to encourage more housing within the City Centre ("City Living"), and a target for the provision of 10,000 new dwellings in the City Centre between 1991 and 2011. This target has been met. Table 3.16 shows that new build City Centre completions remain significantly lower than before the economic downturn.

Table 3.16 - Completions in the City Centre 1991 – 2013 (Gross)

Year	Type		Total
	New Build	Conversions	
1991-2001	1,478	496	1,974
2001-2002	315	313	628
2002-2003	788	124	912
2003-2004	1,197	158	1,355
2004-2005	928	49	977
2005-2006	1,602	74	1,676
2006-2007	1,385	39	1,424
2007-2008	1,541	332	1,873
2008-2009	1,343	279	1,622
2009-2010	560	1	561
2010-2011	383	13	396
2011-2012	215	14	229
2012-2013	354	81	435
TOTAL	**12,089**	**1,973**	**14,062**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.

3.41. Table 3.17 shows the net change in the number of dwellings in the City Centre between 1991 and 2013. This shows that the number of City Centre private dwelling completions remains significantly lower than prior to the economic downturn. However, the overall total has recovered to 435 dwellings (net) helped by the fact that no demolitions took place within the City Centre in 2012-13. The majority of new housing continues to be provided by the private sector.

Table 3.17 - Net Change in Dwellings in the City Centre 1991 – 2013

Year	Private	Local Authority/RSL	Total
1991-2001	745	204	949
2001-2002	572	-132	440
2002-2003	829	-213	616
2003-2004	1,267	-16	1,251
2004-2005	947	14	961
2005-2006	1,563	111	1,674
2006-2007	1,367	-61	1,306
2007-2008	1,842	17	1,859
2008-2009	1,487	45	1,532
2009-2010	544	-135	409
2010-2011	383	6	389
2011-2012	201	-52	149
2012-2013	343	92	435
TOTAL	**12,090**	**-120**	**11,970**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.
Notes: RSL = Registered Social Landlord. This includes Housing Association and Community Association housing provision.

Indicator H9: Density of Development

3.42. The UDP's housing density standards are as follows:

- Birmingham City Centre - At least 100 dwellings per hectare
- Other Centres/ Sites in Transport Corridors - 50 dwellings per hectare
- Elsewhere in Birmingham - 40 dwellings per hectare

3.43. Table 3.18 summarises the density of housing completions between 2001 and 2013. In 2012-13 the majority of completions (47%) took place within schemes with over 50 dwellings per hectare, although this is a fall on previous years. The number of schemes with densities of less than 30 again increased to 16% from last year.

Table 3.18 - Density of New Housing Completions 2001 – 2013

Density (Number of Dwellings per ha)	Less than 30		30 to 50		Over 50	
Year	No.	%	No.	%	No.	%
2001-2002	670	24%	971	36%	1,109	40%
2002-2003	375	14%	1,012	37%	1,355	49%
2003-2004	221	7%	953	28%	2,169	65%
2004-2005	149	5%	1,045	33%	1,987	62%
2005-2006	172	4%	1,075	27%	2,753	69%
2006-2007	100	3%	630	20%	2,486	77%
2007-2008	142	3%	779	20%	3,163	77%
2008-2009	93	3%	580	17%	2,731	80%
2009-2010	47	3%	505	27%	1,326	70%
2010-2011	56	3%	635	33%	1,239	64%
2011-2012	134	9%	580	37%	844	54%
2012-2013	269	16%	609	37%	788	47%
TOTAL	**2,428**	**7%**	**9,374**	**28%**	**21,950**	**65%**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

3.44. Table 3.19 shows the average density of development from 2001 to 2013. The average density continues to decrease from over 74 dwellings in 2009-10 to just under 44 dwellings per hectare this monitoring year. Many factors appear to be influencing this reduction, including smaller schemes for premium housing and the fall in apartment development.

Table 3.19 - Average Density of Development 2001 – 2013

Year	Total	Area	Average Density Dwellings per hectare
2001-2002	2,750	65.20	42.2
2002-2003	2,742	60.45	45.4
2003-2004	3,343	50.57	66.1
2004-2005	3,181	60.48	52.6
2005-2006	4,000	59.83	66.8
2006-2007	3,216	46.46	69.2
2007-2008	4,084	51.91	78.6
2008-2009	3,404	42.30	80.4
2009-2010	1,878	25.17	74.6
2010-2011	1,930	32.40	59.6
2011-2012	1,558	32.51	48.1
2012-2013	1,666	37.93	43.9
TOTAL	**33,752**	**565.21**	**59.6**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), BCC

Transport

Indicator T1: Percentage of New Residential Development within 30 minutes Public Transport time of a GP, Hospital, Primary and Secondary School, Employment and a Major Shopping Centre.

3.45. The data relating to this indicator has been generated using 'Accession' software. This software has been developed for the Department for Transport for use in Accessibility Planning. In most cases, the calculations are based on a.m. peak times (Mondays 7.00 – 9.00 am).

3.46. The only data provided for residential developments is based on single point locations. It is therefore possible that errors have been introduced, which may not average out if points are particularly close to public transport stops or distant from them.

3.47. The location of GP Surgeries/Health Centres, Hospitals and Schools has been identified using a database of local facilities held by the City Council. For the purposes of this exercise, employment areas have been defined under the Emerging Birmingham Development Plan - Core Employment Area which are major identified centres of employment in their own right.

3.48. Major Shopping Centres are not defined in the UDP. However in 2006 the City Council adopted a revised Local Centres Strategy. This defines a network of centres, and this has been used for this purpose. This is now reflected in the 'Shopping and Local Centres' SPD and the emerging Birmingham Development Plan.

3.49. Table 3.20 shows that of the dwellings completed during 2012/13 (on completed developments), 77% were located within 30 minutes of a hospital, and over 98% were within 30 minutes of an Employment Area.

Table 3.20 - Housing Completions 2012/13 – Percentage of Dwellings within 30 Minutes Public Transport Time of Key Public Facilities

Type of Facility/ Time of Travel	Dwellings Completed 2012/13 (Number of Dwellings)*	Dwellings within 30 Minutes Public Transport Time	
		Number	Percentage
GPs/ Health Centres (Mondays 7.00-9.00 a.m.)	964	963	100%
Hospitals (Mondays 10.00-11.00 a.m.)	964	742	77%
Primary School (Mondays 7.00-9.00 a.m.)	964	951	99%
Secondary School (Mondays 7.00-9.00 a.m.)	964	951	99%
Employment Areas (Mondays 8.00-9.00 a.m.)	964	1,195	98.2%
Local Centres (as defined in the Shopping and Local Centres SPD (Mondays 10.00 a.m.-11.00 a.m.)	964	947	98%

*Only on completed developments; latest available figures

Indicator T2: Percentage of Trips by Public Transport into Birmingham City Centre

3.50. The UDP includes a target for public transport trips into the City Centre. Modal share is monitored by Mott MacDonald on behalf of the West Midlands Metropolitan Authorities and Centro, by way of cordon counts. The latest data currently available is from 2011 (see Table 3.21 below). This shows that there has been a steady increase in public transport share since 2001.

Table 3.21 - Percentage of Trips by Public Transport into Birmingham City Centre, 1999 – 2011

Year	Total Trips all modes, (a.m. peak – 0730 – 0930)	Public Transport Share (a.m. peak – 0730 – 0930)		Total Trips all modes, 0700 – 1230)	Public Transport Share (0700 – 1230)	
		No. Trips	%		No. Trips	%
1999	105,860	51,033	48%	218,174	104,366	48%
2001	101,113	49,450	49%	205,282	97,735	48%
2003	94,648	50,529	53%	195,267	97,337	50%
2005	97,331	52,542	54%	201,804	102,795	51%
2007	97,192	54,820	56%	200,813	107,405	54%
2009	96,884	56,019	58%	198,036	108,324	55%
2011	92,015	55,110	60%	189,776	108,241	57%

Source: Birmingham Cordon Surveys 1999 - 2011, Mott MacDonald (CENTRO). NB* data update not available until later in 2014

Local Services

3.51. Local facilities in Birmingham include open space as well as retail, leisure and office developments. For retail, leisure and office developments, the definitions used are as follows:

- Retail = developments falling within Use Class Orders; A1, A3, A4 and A5.
- Office = developments falling within Use Class Order B1(a) and A2
- Leisure = developments falling within Use Class Order D2.

3.52. Retail completions from 2005 include uses falling within the new Use Classes A4 and A5, which came into effect from April 2005. The City Council collects data on retail, office and leisure completions and generally records gross floor space (sqm.) figures. Figures from 1991-92 to 2000-2001 are published in previous Annual Monitoring Reports.

Indicator LS1: Amount of Completed Retail, Office and Leisure Development (Town Centre Uses).

3.53. The amount of retail, office and leisure floor space completed since 2001-02 are contained in Tables 3.22, 3.23 and 3.24 below. Between 2012-13 and the previous year, there was a decrease in both retail and leisure floor space completed, but the amount of office floor space increased. There are only a small number of retail and office developments, but as they tend to have a lot of floor space, there can be significant variations year-on-year.

Table 3.22 - Retail Development 2001-2013 by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	67,410	14,229	21	38,521	57	14,660	22
2002-03	36,218	4,678	13	14,941	41	16,599	46
2003-04	146,725	120,892	82	15,202	10	10,631	7
2004-05	25,323	17,411	69	5,038	20	2,874	11
2005-06	8,611	1,594	19	2,063	24	4,954	58
2006-07	24,641	6,370	26	1,737	7	16,534	67
2007-08	12,363	2,835	23	0	0	9,528	77
2008-09	20,521	6,408	31	5,261	26	8,852	43
2009-10	12,990	10,701	82	0	0	2,289	18
2010-11	30,180	7,664	25	12,408	41	10,108	33
2011-12	26,900	21,363	79	400	1	5,137	19
2012-13	17,606	15,680	89	697	4	1,229	7
TOTAL	**429,488**	**229,825**	**54**	**96,268**	**22**	**103,395**	**24**

Source: 'BLADES' (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

Indicator LS2: Percentage of Completed Retail, Office and Leisure Development in Town Centres.

3.54. The 'Shopping and Local Centres' Supplementary Planning Document (2012), defines Shopping Centre Boundaries including the Town Centre of Sutton Coldfield, 18 District Centres and over 50 Neighbourhood Centres. This enables the assessment of the relationship of each development to the nearest centre.

3.55. The Tables below summarise how much retail, office and leisure development has taken place in centres, in edge-of-centre locations, and in out-of-centre locations. The proportion of development that has taken place both in and out of centres has varied considerably year-on-year.

3.56. Table 3.22 shows that since 2001-02, three quarters (76%) of retail floor space developed in Birmingham has been built within existing centres or in edge-of-centre locations. A significant amount of development has taken place in the City Centre, and it should be noted that the relatively high completion figure for 2003-04 includes the Bull Ring development, which alone accounted for over 100,000 m^2 of floor space. Other centres that have attracted significant retail developments since 1991 include Sutton Coldfield, New Oscott, Small Heath, Castle Vale, Acocks Green, Hall Green and Harborne. The retail sector has not been affected by the recession as much as housing and industry and completions in 2010/11 and 2011/12 were the highest since 2003/4 when the Bull Ring opened but this is mainly due to supermarkets.

3.57. Of total retail floor space developed during 2012-13, most were A1 use including supermarkets or shops with mixed use schemes comprising residential. The 15,220 m^2 of A1 use, floor space included an In-centre Morrisons supermarket and 5 units at the rebuilt Edgbaston Shopping Centre (Edgbaston Five Ways) and a Morrisons store and 5 units at Coventry Road (Sheldon). A further 2,400m^2 were A3 and A5 uses including cafes, restaurants and 'takeaways'. Under construction were; a Sainsbury's superstore plus other small units within the new 'Longbridge Town Centre' and an out-of-centre Asda store at Bartley Green, (both stores now completed). Since April 2012 building has started on a John Lewis department store adjacent to New Street Station in the City Centre. This involves part demolition of 8 existing retail units in the Pallasades and development of 23,225m^2 of gross A1 comparison floor space plus 6 smaller A1 units and restaurants. Also under construction were new retail units at Aston University including a Tesco Express (now completed).

3.58. In future years, floor space figures are expected to rise again as there are a number of significant proposals 'in the pipeline'. These include City Centre mixed use developments such as, 'Arena Central' 'Boerma' in Digbeth and redevelopment of the retail units at The Pallasades shopping centre. There is also an existing proposal for a major non-food retail scheme at Haden Way, Belgrave Middleway on the edge of the City Centre. In addition, new or replacement A1 food stores are proposed at or near established centres including; Sutton Road (Erdington), Shaftmoor Lane (Springfield), within a new Central Square shopping centre off the High Street (Erdington) and in Stirchley (Bournville). A replacement supermarket is proposed at Battery Park, Harborne Lane (Selly Oak). Other similar proposals at Attwood Green on the edge of the City Centre, Mere Green and Sutton Coldfield are currently uncertain, while the timing of some of these schemes will inevitably be influenced by the uncertain economic conditions.

Table 3.23 - Office Development 2001-2013, by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	76,443	73,640	96	0	0	2,803	4
2002-03	38,088	16,973	45	0	0	21,115	55
2003-04	44,383	43,633	98	0	0	750	2
2004-05	39,064	23,747	61	0	0	15,317	40
2005-06	5,558	5,558	100	0	0	0	0
2006-07	73,163	29,499	40	3,277	5	40,387	55
2007-08	47,816	45,216	95	0	0	2,600	5
2008-09	47,319	42,833	91	0	0	4,486	9
2009-10	45,628	44,625	98	968	1	35	0
2010-11	15,954	13,370	84	216	1	2,368	15
2011-12	20,743	19,049	92	0	0	1,694	8
2012-13	36,003	36,003	100	0	0	0	0
TOTAL	**490,162**	**394,146**	**80**	**4,461**	**1**	**91,555**	**19**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

3.59. Table 3.23 shows that since 2001-02, over three quarters of the office development in Birmingham (80%) has been built within existing centres or in edge-of-centre locations. However, almost all of this has been developed in the City Centre or Edgbaston/Five Ways. Since 1991 the only other centres that have attracted significant office development are Sutton Coldfield and more recently in Erdington. While fluctuations from year to year may be expected, since 2001-02, 19% of office floor space developments have occurred in out-of-centre locations including Quinton Business Park and Birmingham Great Park (Longbridge).

3.60. Office activity has fallen back since 2009-10 and would have been worse if it were not for the 18,000 m^2 of new Council offices at Woodcock Street (Nechells, City Centre). During 2012-13, all of the 36,000 m^2 of completed office floor space occurred within 'In-centre' locations, most at Snow Hill (phase 2). A smaller amount of floor space was also under construction (15,647m^2); particularly at a number of City Centre development sites and a mixed use development at The Birmingham Mint site, Icknield Street in the Jewellery Quarter and at the former Post & Mail building at Weaman Street.

3.61. The proportion of leisure development has varied considerably year on year, and there appears to be no clear trend or pattern. This may be due to the fact that there are various types of leisure development and some (e.g. sports facilities associated with playing fields or pitches), would not necessarily be expected to be located in centres. A significant amount of leisure development has been based around existing sports facilities in out-of-centre locations.

3.62. In contrast to retail and office development, a relatively high proportion of leisure development has taken place out-of-centre since 2001-02. This follows a similar pattern during the previous decade which included a small number of very large developments, such as 'Star City' (Nechells) in 1998, and Birmingham Great Park, (Longbridge) between 1998 and 2001.

Table 3.24 - Leisure Development 2001-2013, by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	42,200	23,642	56	0	0	18,558	44
2002-03	9,150	0	0	0	0	9,150	100
2003-04	19,830	0	0	15,992	81	3,838	19
2004-05	2,828	2,828	100	0	0	0	0
2005-06	2,818	0	0	0	0	2,818	100
2006-07	9,480	1,870	20	0	0	7,610	80
2007-08	8,853	0	0	653	7	8,200	93
2008-09	1,212	650	54	0	0	562	46
2009-10	12,546	0	0	0	0	12,546	100
2010-11	13,925	1,605	12	0	0	12,320	88
2011-12	6,685	3,889	58	0	0	2,796	42
2012/13	6,022	1,125	19	0	0	4,897	81
TOTAL	**135,549**	**35,609**	**26**	**16,645**	**12**	**83,295**	**61**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

3.63. Table 3.24 shows that since 2001-02, nearly two-thirds of leisure development was built in out-of-centre locations. During 2012-13 out-of-centre completions included a new sports centre at Saltley School, Belchers Lane (Bordesley Green) and a multi-use youth centre/sports hall with ICT media centre at Alma Way in Newtown (Aston). In addition, there was a City Centre (in-centre) sports centre completed at Aston University, Woodcock Street (Nechells).

3.64. Under development was a new sports pavilion and tennis courts at the Sports Hub, Holford Drive (Perry Barr).

3.65. Leisure proposals with planning permission included; an out-of-centre spectator stadium and facilities for rugby at Billesley Common and a Birmingham University Sports centre with a swimming pool at Bristol Road (Edgbaston). In the City Centre there are existing proposals for a mixed use including leisure redevelopment of the Silver Blades ice rink at Pershore Street and the conversion of a former industrial building at Great Hampton Row (Aston) into a visitor centre with museum and conference facilities.

3.66. Land developed for public open space included a new City Park at Eastside in the City Centre. Within new residential developments, additional public open space included a children's playground at Mill Lane (Northfield) and open space at the site of the former Moor Green football ground off Sherwood Road (Hall Green).

Indicator LS3: Percentage of Eligible Open Spaces Managed to 'Green Flag Award' Standard

3.67. The City Council has compiled a list of Town Parks, Country Parks, Nature Reserves, Woodlands, Gardens and Cemeteries that are publicly accessible, and are considered to be eligible for the 'Green Flag' scheme. Most, but not all, are owned and managed by the City Council. Table 3.25 summarises the number of each type of eligible open space present in Birmingham, and how many are currently managed to "Green Flag" standard.

Table 3.25 - Green Flag Awards in Birmingham: Eligible Open Spaces and Open Spaces Awarded Green Flag Status at April 2013

Type of Open Space Eligible for Green Flag Award	Total Number in Birmingham	Open Spaces - Green Flag Status
Country Parks	4	2
Town Parks and Gardens	169	7
Woodlands	14	0
Nature Reserves -National & Local	17	0
Cemeteries and Crematoria	12	0
TOTAL	**216**	**9**

Source: Database of Public Open Spaces, Birmingham City Council, CABE Website.

3.68. At April 2013, there remain 216 eligible open spaces in Birmingham, however now 9 have achieved "Green Flag" status. One of these Lickey Hills Country Park, nearly all falls outside Birmingham but the Park is administered by Birmingham City Council.

Indicator LS4: Provision of Open Space.

Net loss/gain in amount of public open space and public and private playing fields; Percentage of new dwelling completions within reasonable walking distance of public open space.

3.69. The UDP includes policies aimed at protecting open space and includes standards for provision of public open space and public and private playing fields, as follows:

- hectares of public open space per 1000 population
- hectares of public and private playing fields per 1000 population

The UDP open space policy also requires new housing to be within walking distance (400m) of safe, useable public open space.

3.70. During 2006/07, the baseline information relating to public open space and public and private playing fields was updated and is now on the City Council's GIS system, allowing easier and more accurate monitoring of open space information. Table 3.26 summarises the current provision of public open space and public playing fields, and public and private playing fields in each Localisation District, per 1000 population, and for the City as a whole. These figures have been further recalculated since the 2005/06 Annual Monitoring Report, to reflect revisions to the Constituency boundaries.

3.71. Eight out of the ten Constituencies exceed the UDP public open space standard of 2 hectares per 1000 population. Only Perry Barr Constituency currently meets the UDP playing field standard of 1.2 hectares per 1000 population. The lowest levels of provision of public and private playing fields are in Ladywood and Northfield (0.2 hectares per 1000 population).

Table 3.26 - Open Space Provision in Birmingham at March 2013, City Council Parliamentary Constituency (hectares per 1000 population)

Parliamentary Constituency	Public Open Space & Public Playing Fields: Area (ha)	Hectares per 1000 people	Public and Private Playing Fields: Area (ha)	Hectares per 1000 people
Edgbaston	360	3.7	85	0.9
Erdington	207	2.1	82	0.8
Hall Green	222	1.9	30	0.3
Hodge Hill	299	2.5	88	0.7
Ladywood	180	1.4	25	0.2
Northfield	271	2.7	23	0.2
Perry Barr	278	2.6	170	1.6
Selly Oak	242	2.3	87	0.7
Sutton	1064	11.2	84	0.9
Yardley	242	2.3	57	0.5

3.72. The 2011 Census has higher population for Birmingham and this has had the effect, that some constituencies have lower provision figures for public open space and playing fields than in previous AMR's.

3.73. It is possible to provide information about the distance of new residential developments to open space. Table 3.27 summarises the proportion of new housing completed during 2012/13 that is within 400m of open space. It should be noted that the information set out in Table 3.27 has been obtained from the City Council's GIS mapping system, by taking a 400m radius from the central point of each new residential development, rather than the actual walking distance.

Table 3.27 - New Residential Developments 01/04/2012 – 31/03/2013. Proximity to Public Open Space.

Total Number of Residential Developments Completed 2010/11	Number of those within 400m Public Open Space	Percentage within 400m of Public Open Space
87	79	90.8%

3.74. This shows that 79 out of the 87 housing developments (91%) completed during 2012/13 were within 400m of existing open space, suggesting that the UDP policy requirement is generally being met. The majority of developments that failed to meet this requirement are small scale developments of only a few dwellings and not necessarily impacting on the open space.

Minerals & Waste

Aggregates Recycling

3.75. No primary won aggregates were produced during 2012/13. There are no active mineral extraction workings within the City and no extant planning permissions for mineral extraction.

Indicator M1: Production of Secondary and Recycled Aggregates by Minerals Planning Authority.

3.76. Previous available information regarding aggregates production came from the Survey of Arisings and Use of Construction, Demolition and Excavation (CD&E) Waste in England in 2003, carried out by Capita Symonds Ltd in association with WRc Plc on behalf of the ODPM (October 2004). However, the figures published in the survey report related to regions, rather than local areas. According to the study, in 2003, about 4.29 million tonnes of recycled aggregate and about 0.65 million tonnes of recycled soil was produced in the West Midlands. Some of this will have been produced in Birmingham, and is being successfully recycled.

3.77. More recent data on CD&E waste arisings showed that in 2006/07 it was estimated that over 1.65 million tonnes of waste arose in Birmingham. Estimates from the Birmingham Waste Capacity Study (BWCS) shows there has been between 1.58 million and 1.74 million tonnes of CD&E waste arising in Birmingham during 2008. The BWCS also estimated that by 2025/26 between 1.49 million tonnes and 1.71 million tonnes of CD&E waste is projected to arise in Birmingham per year.

3.78. Significant amounts of material is recycled for reuse in the construction industry and emerging City Council policies seek to ensure this practice continues and increases. The Tyseley Energy from Waste (EfW) facility produced a total of over 86,863 tonnes of ash between April 2012 and March 2013. Over 89% of this ash is known as bottom ash, of which over 77,597 tonnes was sent for recycling in Castle Bromwich where metals are removed and recycled.* Most of the remaining material is recycled for use in the manufacture of building blocks, for road building or as filler material within the construction industry.

3.79. There are currently 9 companies in Birmingham who are known to produce and supply secondary aggregates (Source : AggRegain Aggregates Supplier Directory, www.aggregain.org.uk). These companies produce a range of granular materials, and none is involved in the recycling of soils. However, we have no consistent information about the quantity of aggregates that these companies produce, and the total capacity of existing facilities is not known.

3.80. As well as the main aggregates processors, some waste transfer stations recover waste building materials for re-use. The City's Household Recycling Centres (HRC) recycled a total of over 13,704 tonnes, 100% of soil and rubble received between April 2012 and March 2013. The rubble from these HRCs is crushed turning it to aggregates to be sold to the construction industry, whilst the soil material is filtered and recycled as top soil. There is also anecdotal evidence that a significant amount of construction and demolition waste is processed by mobile plant and re-used on site as hardcore in new development, but, we do not know how much waste is processed and re-used in this way. A case study published by WRAP (Waste & Resources Action Programme) in 2004 also shows that since 1997, 100,000 tonnes per annum of redundant treatment bed aggregate has been recycled from the Severn Trent Sewage Treatment Works in Minworth, as part of a "closed loop" recycling programme.

Waste Facilities & Management

3.81. The most recent assessments of Birmingham's waste handling capacity was undertaken as part of the Birmingham Waste Capacity Study (BWCS) 2010 and uses 2007 EA data. The BWCS was commissioned as part of the evidence base for the emerging Birmingham Development Plan whilst the Total Waste Strategy was produced to investigate the potential for energy from waste and carbon reduction in the city. The assessment was made on permitted and exempt facilities and shows that there were an estimated 708,890 tonnes at exempt facilities whilst there was an estimated total of 3,367,830 tonnes of capacity at permitted facilities in 2007. There was an estimated 106 facilities handling permitted waste within Birmingham in 2007 and Table 3.28 indicates estimated total throughput as well as an estimation of theoretical capacity used within each stream.

3.82. In addition to information on permitted and exempt waste facilities, the BWCS shows data from the EA on Accredited Re-processors. Accredited Re-processors are EA authorised waste operators who are required to prove recycling or recovery of packaging waste has been carried out. The study showed there were 5 accredited re-processors in Birmingham with an estimated combined 266,000 tonnes of capacity.

Table 3.28 – Estimated Capacity from Permitted Facilities 2007

Facility Type & Streams	No.	Actual tonnage throughput	Permitted tonnage	Theoretical % of capacity used
		Total by facility type	Total by facility type	
Special Waste Transfer Station	8	105,643	292,493	36%
Household, C&I Waste Transfer Station	36	1,186,463	1,704,974	70%
Clinical Waste Transfer Station	3	6,504	34,997	19%
Transfer Station taking non-biodegradable wastes	2	16,819	79,998	21%
Material Recycling Facility	3	2,670	14,997	18%
Physical Treatment Facility	1	3,561	24,999	14%
Physico –Chemical Treatment Facility	1	50,000	74,999	67%
Metal Recycling Site (vehicle dismantler)	5	752	24,995	3%
ELV Facility	31	57,153	157,469	36%
Metal Recycling Site (mixed MRS's)	7	397,298	442,495	90%
Chemical Treatment Facility	2	24,637	29,998	82%
Composting Facility	2	1,372	9,998	14%
Biological Treatment Facility	1	57,479	57,500	100%
Vehicle de-pollution facility	1	250	2,499	10%
Incinerators with permits for waste installations	1	359,129	400,000	90%
Treatment sites with permits for waste installations	2	15,419	15,419	100%
TOTAL	**106**	**2,285,149**	**3,367,830**	

Source: Birmingham Waste Capacity Study 2010

3.83. The capacity of waste management facilities in Birmingham is approximately 4 to 4.5 million tonnes of which 2-2.5 million tonnes is waste transfer capacity. There is theoretical capacity to deal with the entire city's waste but the BWCS has established that Birmingham has limited disposal/ recycle capacity. The BWCS also identified the potential of introducing new waste processing technologies such as Anaerobic Digestion and gasification/ pyrolysis to recover energy from waste materials.

3.84. It should be noted that the City Council has commissioned an update of the Birmingham Waste Capacity Study and this will be published later in 2014. The updated study will enable much of the material in the above paragraphs to be updated

Indicator W1: Capacity of New Waste Management Facilities by Waste Planning Authority.

3.85. Monitoring the number of waste management facilities and their capacities has historically proved problematic as waste uses do not have a specific use class category. Since the last AMR there have been three application sites identified for waste management facilities. Table 3.29 indicates the known number and type of waste existing applications approved since 2009. It is important to note that these consents do not indicate completions or ancillary related waste applications. It is envisaged however, that more data on waste completions may emerge in future monitoring years, consistent with the waste data collection undertaken as part of the Birmingham Waste Capacity Study and the Total Waste Strategy.

Table 3.29 - Approved Applications for Waste facilities (*April 2009-March 2013)

Reference	Location	Capacity (tonnes)	Facility Type
2010/02828/PA 21/10/2010	Ebury Road, Kings Norton	75,000 tonnes p.a. (EA permit)	Waste Transfer Station(Existing)
2008/05012/PA 19/02/2009	Redfern Road, South Yardley	Up to a maximum of 36,000 tonnes p.a.	Change of use from B2 to waste recycling facility.
2010/04966/PA 03/02/2011	Hay Hall Road, Tyseley, South Yardley	130,000 tonnes p.a. The energy recovered to be used for the generation of electricity. Generating capacity of the ERF would be sufficient to power approximately 28,000 households in Birmingham.	Energy recovery facility. 3 buildings to process residual waste from vehicle shredding, metals recovery and recycling operations
2011/05297/PA 03/11/2011	Fmr.DHL Parcel Depot, Landor Street, Nechells	Up to 200,000 tonnes from Commercial/Industrial independent contractors and 100,000 tonnes of municipal waste p.a.	Change of Use from B2/B8 to waste management incl. Resource Recovery centre, Waste Transfer Station, Solid Recovered Fuel facility e.g. plastics, paper and biodegradable wastes; and Material Recycling (MRF)
2012/05409/PA 23/11/2012	Washwood Heath Sidings. Heartlands Spine Road North, Common Lane, Nechells	128,000 tonnes of solid waste p.a. & 2 mw anaerobic digestion; 67,000 tonnes of green waste p.a. Total 195,000 tonnes p.a	Advanced Conversion Technology & Anaerobic Digestion Facility
2012/05728/PA 06/12/2012	Adjacent to railway, Aston Church Road, Washwood Heath	Output of 4,000 tonnes p.a.	Waste Transfer Station

Source: BCC Planning Management

Indicator W2: Amount of Municipal Waste Arising, and Managed by Management Type, by Waste Planning Authority

3.86. Table 3.30 summarises the information for the years 2002/3 to 2012/13. In 2012/13 there was 488,867 tonnes of municipal waste collected. Of this, 402,480 tonnes was household waste and the remainder was from the City Council's trade collection service. 344,526 tonnes of municipal waste was used to recover heat and power (70.48%) from the Tyseley EfW facility. Recovery and recycling performance can be measured against the Waste Strategy 2007 targets for Municipal Waste:

- Recovery – 53% by 2010, 67% by 2015, 75% by 2020
- Recycling/Composting – at least 40% by 2010, 45% by 2015, 50% by 2020

3.87. Performance in terms of reducing the amount of waste that goes to landfill can be measured against the Landfill Directive targets for Biodegradable Municipal Waste (BMW). For the UK these targets are to reduce the amount of (BMW) sent to landfill to:

- 75% of the total amount produced in 1995 by 2010
- 50% of the total amount produced in 1995 by 2013
- 35% of the total amount produced in 1995 by 2020

3.88. The Government currently uses 2002 EU Landfill Directive targets to assess performance in terms of landfill reduction through the Landfill Allowance Trading Scheme (LATS). Member States are liable to infraction proceedings for failing to meet these targets. Articles 5(1) and (2) of the Landfill Directive (1999/31/EC) set challenging targets for Member States to reduce the amount of biodegradable municipal waste sent to landfill. The LATS allowance will however end after the 2012/13 scheme year in England after Defra decided Landfill Tax is a more effective driver for reducing waste to landfill. Landfill Tax is currently £64 per tonne but will rise to £72 per tonne in April 2013. It will increase further to £80 per tonne in 2014/15.

Table 3.30 - Municipal Waste Arising in Birmingham and Methods of Management, 2002 – 2013

Year	Waste Arising (tonnes)	Waste Recycled/ Composted		Waste Recovered EFW		Waste Sent to Landfill		% of 2001 level Sent to Landfill
		Tonnes	%	Tonnes	%	Tonnes	%	
2002/03	536,191	50,519	9.42	352,535	72.8	123,347	23.00	63.08
2003/04	551,691	58,442	10.70	337,491	61.2	126,778	22.97	64.83
2004/05	568,035	69,924	12.30	340,127	59.87	112,726	19.84	57.65
2005/06	557,810	77,744	13.93	338,605	60.70	102,588	18.39	52.46
2006/07	570,591	96,929	18.39	313,775	47.92	101,372	17.76	51.82
2007/08	565,548	123,572	26.43	325,167	51.96	107,699	19.04	55.05
2008/09	543,645	140,541	30.59	335,346	61.68	77,763	14.30	39.75
2009/10	527,207	138,589	31.78	334,409	63.47	64,748	12.28	33.10
2010/11	508,884	131,001	32	341,684	67.15	52,800	10.37	26.94
2011/12	484,099	124,537	31.28	348,157	71.92	23,804	4.92	12.18
***2012/13**	**488,867**	**130,035**	**32.31**	**344.526**	**70.48**	**36,584**	**7.48**	**18.72**

Source: 2002/03 figures: West Midlands Regional Spatial Strategy Annual Monitoring Supplementary Series – Waste Planning in the West Midlands: 2004, 2003/04 figures: Birmingham Municipal Waste Management Strategy 2006 to 2026, Birmingham City Council.

Note: Waste Recycling/Composting & Waste Recovered EFW percentage values are of Household Waste (as reported in BVPI/NIs) not Municipal Waste. NB: Source -* BCC Fleet Waste Management

3.89. The information available shows a slight increase in the amount of waste from Birmingham going to landfill. Significant progress had been made compared to the previous monitoring year 2010/11. Table 3.30 shows that in 2012/13, of the 488,867 tonnes of the municipal waste collected in Birmingham over 7% went to landfill. This is likely to be due to a number of factors such as an increased waste arisings. However, recycling rates show steady improvements in household recycling and implementation of City Council policies. The recycling rate for household waste showed a significant increase from 26.43% in 2007/2008 to 32.31% for this monitoring year. Progress in relation to the Recycling/Composting target is not currently being met. For example, the national recycling targets within the Waste Strategy 2007 indicate that a target of 40% of household waste should be recycled or composted by 2010. Birmingham fell short against this 2010 target. However, Birmingham exceeded the 2010 target for Waste Recovery.

3.90. During 2000/01, 944,000 tonnes of commercial and industrial (C&I) waste was produced in Birmingham. This was 30.9% of the total C&I waste arising within the West Midlands Metropolitan area (3,217,000 tonnes). Of the C & I waste arising in Birmingham, 81,000 tonnes (8.6%) was disposed of to landfill (Source: West Midlands Spatial Strategy Annual Monitoring Supplementary Series - Waste Planning in the West Midlands: 2004).

3.91. Data on C&I arising from 2006/07 estimated that 968,000 tonnes arose in Birmingham falling to 923,000 tonnes of C&I waste in 2008. It is unclear to what extent the reduction in industrial waste reflects the continued contraction in the size of the industrial sector over this period and recession, but it is likely to be a significant factor. More recent data on the City's (C&I) and waste from Construction and Demolition material (C&D) is available in the published Birmingham Waste Capacity Study (BWCS) 2010. Future C&I waste arisings were assessed through a two scenario approach and showed an 11.9 – 15% increase in waste from 2006/07 up to 2025/26. The BWCS showed arisings in C&D sector based on a two scenario approach which took into consideration factors such as economic downturn, previous data and construction output. The study showed that from 2006/07 to 2025/26 waste arisings would reach 1,495,500 or 1,712,200 tonnes. Up to date data on C&I and C&D arisings will be available in 2014 with the publication of the updated BWCS later in 2014.

Environmental Quality

Renewable Energy

Indicator E1: Renewable Energy Generation.

3.92. The City Council does not monitor the provision of new renewable energy capacity, so no information is available for 2012/13. Consideration is being given to ways of monitoring additional renewable energy capacity installed through new development and it is hoped to introduce this in future AMRs. However, some small schemes (e.g. installation of photovoltaic panels on domestic properties) do not require permission and therefore would not be picked up through the monitoring of planning permissions.

3.93. Photovoltaic panels have been fitted to some buildings as part of the Birmingham Energy Savers scheme and by private investment. By March 2013, 2,551 solar PV installations had been recorded in Birmingham, equivalent to 61 in every 10,000 households having the panels (Source: Department of Energy and Climate Change). Phase 1 of the scheme saw a total of 190 panels fitted consisting of 168 for domestic use and 13 for commercial purposes. Phase 2 of the scheme has seen 1312 domestic installations and 8 commercial which included 6 schools up to November 2012.

3.94. There are numerous other examples of solar panel installations across Birmingham but there is no current indication of the total energy generation capacity.

3.95. The largest renewable energy scheme currently operating in Birmingham is the Tyseley Energy from Waste Plant, which generates 25MWh per annum, from the thermal treatment of waste to supply 41,000 Birmingham homes.

3.96. The city has an award winning 'Combined Heat and Power' (CHP) scheme. CHP is a more efficient energy system that generates and supplies heat and electricity locally, reducing the amount of energy and heat that is normally lost through transmission and combustion on the national grid. CHP will be a significant driver in the city reducing its carbon emissions. There are three gas CHP schemes developed by Birmingham District Energy Company in the city centre. These are located at Broad Street, Aston University and the Children's Hospital and serve a number of high consuming public and private sector buildings. The scheme features Tri-generation which produces electricity, heat and chilled water. The scheme contains 6.6MW of CHP and produces over 41,000MWh of energy per year, with 6,700MWh of electricity and 4,900MWh of chilled water which saves approximately 13,000 tonnes of CO2 emissions per annum. Opportunities for connecting to the existing scheme and developing new schemes are currently being considered.

3.97. Biomass CHP has been utilised in some developments and schools, with wider connections being made. The biomass boiler at Holte School in Newtown has been linked to the Manton and Reynolds 13 storey tower blocks to supply low-cost, secure and sustainable energy. A Biomass Policy is currently being developed to ensure a consistent and sufficient standard of installation across Birmingham.

3.98. There has been an increase in interest from developers in bringing forward further Anaerobic Digestion (AD) schemes in the city. The European Bioenergy Research Institute (EBRI) funded by the European Regional Development Fund (ERDF) is based at Aston University who are leading this work internationally. EBRI opened a new centre of excellence in bioenergy technologies in 2013 which will act as a focal point for supporting regional business with technology transfer and growth opportunities.

3.99. Emerging City Council strategies and policies support the use of the above energy generation systems in new developments.

3.100. Work undertaken in partnership with Cofely, Western Power and British Gas is mapping all of the current energy generation in the City. This work will help to coordinate a future energy masterplan for Birmingham. The City Council will continue to investigate viable ways that renewable energy data and data on energy generation schemes can be collected and monitored in future AMRs.

Flood Protection

3.101. There are twelve Main Rivers in Birmingham and numerous ordinary watercourses and countless unnamed streams and ditches. Flood defence embankments are in place along some of the rivers and flood protection has been in operation for a number of years as a means of reducing the impacts of flooding.

3.102. Over recent years there has been a gradual shift away from the control of a flood hazard (Flood Defence) towards managing flood risks. The National Planning Policy Framework (NPPF) reaffirms the adoption of a risk based approach to flooding by following a hierarchy in all stages of the planning process. It intends to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. However, where new development is necessary, the policy seeks to make it safe without increasing flood risk elsewhere.

3.103. The Environment Agency publishes Flood Zone maps which show the areas potentially at risk of flooding from rivers, ignoring the presence of defences. NPPF defines flood zones as shown below:

Flood Zone	***Objectives***
Flood Zone 1 – Low Probability	Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
Flood Zone 2 – Medium Probability	Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
Flood Zone 3a – High Probability	Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b – Functional Floodplain	Land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.

Source: Technical Guidance to the National Planning Policy Framework

3.104. The City Council through the Strategic Flood Risk Assessment (SFRA), Sequential Test process seeks to steer development towards areas of lowest flood risk.

3.105. The City Council is required to consult the Environment Agency on all planning applications within the flood zones 2, 3a and 3b. The Environment Agency then considers whether the proposed development is acceptable based on:

- the flood risk vulnerability classification;
- the detail contained in the accompanying Site Specific Flood Risk Assessment produced by the developer; and
- the results of the Sequential and where appropriate Exception tests.

Indicator E2: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

3.106. During 2012/13 the City Council received 26 responses on full planning applications from the Environment Agency. Only 2 of these applications were approved with an outstanding Environment Agency objection, and in these cases it was felt that the Agency's concerns could be adequately addressed through conditions.

Biodiversity

Indicator E3: Change in areas and populations of biodiversity importance, including change in priority habitats and species (by type).

Priority habitats

3.107. Work undertaken by EcoRecord to collate and verify baseline data about the extent and distribution of a number of national and local priority habitats has been reported in previous AMRs. Reasonable baseline data now exists in relation to the following national priority habitats (i.e. habitats of principal importance for the conservation of biodiversity, Section 41, Natural Environment and Rural Communities Act 2006):

- Coastal and Floodplain Grazing Marsh
- Fen
- Lowland Dry Acid Grassland
- Lowland Heath
- Lowland Meadow
- Ponds
- Purple Moor-grass and Rush Pasture
- Reedbed

3.108. Baseline data also exists for Ancient Woodland, which is identified as a local priority in the revised Biodiversity Action Plan for Birmingham and the Black Country (published October 2010).

3.109. An analysis of potential losses in extent of priority habitat due to planning applications approved between April 2012 and March 2013 has been completed. As reported in last year's AMR, an approved scheme for residential development at Booth's Lane, Queslett will result in the loss of a maximum of 0.58ha of habitat provisionally identified as lowland meadow priority habitat. A further six planning applications connected with this residential scheme, relating to non-material amendments and discharge of conditions, were approved in 2012/13. However, these approvals will not result in additional loss of priority habitat.

Priority Species

3.110. Monitoring changes in priority species is no longer undertaken, due to the difficulties in securing resources for surveying and data management.

Indicator E4: Change in areas and populations of biodiversity importance, including: change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

3.111. Relevant designated sites in Birmingham are Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs), Sites of Importance for Nature Conservation (SINCs) and Sites of Local Importance for Nature Conservation (SLINCs). For the purposes of planning functions, SSSI and SINC boundaries currently are defined in the UDP (2005), and SLINC boundaries are defined in the Nature Conservation Strategy for Birmingham (adopted as SPG in 1996). Subsequent amendments to SINCs and SLINCs are considered by the Birmingham and Black Country Local Sites Partnership, and formally approved by the Council. Table 3.31 summarises the extent of the resource.

Table 3.31 - Extent of Designated Nature Conservation Sites

Designation type	No. of sites		Area designated (ha)	
	March 2012	March 2013	March 2012	March 2013
SSSI	2	2	893.31	893.31
NNR	1	1	811.73	811.73
LNR	10	10	147.78	147.78
SINC	56	58	820.84	824.68
SLINC	110	118	661.85	707.99

3.112. The number of Local Sites (SINCs and SLINCs) has increased since March 2012. This is as a result of ongoing work by EcoRecord (the ecological database for Birmingham and the Black Country) and the City Council to verify and update Local Site boundaries to inform preparation of the Birmingham Development Plan Pre-Submission version. Arrangements to declare a new Local Nature Reserve – Woodgate Valley Country Park – have been ongoing during 2012/13. However, the formal declaration process has not been completed during the current reporting period. A progress report will be provided in next year's AMR.

3.113. In 2012-13 there were only very limited changes to designated sites as a result of planning applications. No applications were approved for development within designated sites of national importance (SSSIs or NNRs). Four planning applications were approved for developments immediately adjacent to Sutton Park SSSI/NNR. This is an increase from the three schemes approved in 2011-12. Three of the four approved applications were for minor developments, such as domestic extensions, which will have no impact on the adjacent designated site. A condition was attached to a fourth scheme – for a nursing home – to ensure no adverse impacts on the SSSI as a result of surface water runoff arising from the new development.

3.114. In 2012-13, 52 applications were approved for development within or adjacent to SINCs, compared to 36 in 2011-12. These were predominately for schemes adjacent to a SINC, and related principally to residential extensions, conservatories and discharge of condition applications. For these types of schemes, no adverse impacts on the adjacent designated site's nature conservation interests are anticipated. A small number of approvals related to schemes located within SINCs, notably Minworth Sewage Works SINC (erection of three kiosks), Woodgate Valley SINC (construction of a timber footbridge), and The Vale Edgbaston SINC (installation of fitness equipment). Due to the type of development approved, no adverse impacts on the integrity of the SINC are anticipated as a result of these schemes.

3.115. 188 planning applications were approved for developments on or adjacent to SLINCs in 2012-13, compared to 178 in 2011-12. Because of the nature of the applications, the overwhelming majority will have no material impact on nature conservation interests. Implementation of a small number of approved schemes has the potential to impact on the following sites: Griffins Brook SLINC (installation of flood defence measures); Cole Valley (Burbury Brickworks) SLINC (mixed use development); Pond off Edgbaston Park Road SLINC (Construction of new pedestrian/cycle route); River Rea and adjoining land SLINC (healthcare facilities and flood defence works; construction of a new park, including river re-alignment and infrastructure); M&B Recreation Ground SLINC (residential development); Radleys Walk SLINC (retail and car parking).

3.116. Although the proposed works at Griffins Brook will result in temporary disturbance of the SLINC, no permanent habitat loss will occur, and planning conditions were imposed to secure the necessary mitigation. The schemes affecting two sections of the River Rea SLINC are likely to cause temporary/short-term disturbance and may result in small-scale habitat loss. However, in the long term, it is anticipated that the ecological value of the designated site will be enhanced. At River Cole (Burbury Brickworks) SLINC, M&B Recreation Ground SLINC and Radleys Walk SLINC, minor habitat losses are anticipated, associated with removal of vegetation at the periphery of the designated site. At Burbury Brickworks, compensatory landscape planting will be provided; the latter two schemes reflect revised proposals for schemes reported on in previous AMRs. Construction of a new pedestrian/cycle route at the University of Birmingham will result in the loss of a pond off Edgbaston Road SLINC (0.13ha). To compensate for this loss, a new pond will be created, and an existing pond enhanced; appropriate on-going management of these features has also been secured by condition. One further SLINC – Woodgate Valley – has been affected by a planning application approved in 2010-11, and for which a discharge of conditions (DOC) application was approved in 2012-13. The approved scheme for a new food store, and including re-alignment of Stonehouse Brook, affects c. 1.2ha of the SLINC and will result in the loss of 0.4ha. Planning conditions were attached to the original approval to secure ecological mitigation and compensation.

4. DUTY TO CO-OPERATE

4.1 An updated report in relation to the Duty to co-operate was published to accompany the Pre-submission consultation in relation to the Birmingham Development Plan. This report can be viewed at www.birmingham.gov.uk/plan2031. A further update will be published when the BDP is submitted to the Secretary of State later in 2014.

5. PERFORMANCE ON PLANNING APPLICATIONS

5.1 Planning policies prepared by the City Council are used to determine planning applications. This ensures applications are considered consistently across the city and help to deliver appropriate development.

5.2 It is important that decisions on planning applications are given promptly, whilst giving residents the opportunity to comment on proposals. Because of this, performance targets are set nationally for different types of application.

5.3 The Table 5.1 below shows our performance over the last couple of years. It also shows the percentage of applications made by officers under 'delegated powers' i.e. not made by the Planning Committee.

Table 5.1 – Performance on Planning Applications

Type of applications*	National Target	Local Target	12/13 (to Dec 12)	2011/2012	2010/2011
Major	60%	75%	83%	80%	71%
Minor	65%	75%	83%	79%	74%
Other	65%	85%	93%	92%	85%
Householder	N/A	N/A	95%	95%	90%
Delegated	N/A	N/A	93%	94%	93%

To put this in context, in 2012/13 the City Council:

- Received a total of 5271 planning applications, 49% of which were submitted online;
- Processed 286 Listed Building and Conservation Area consents;
- Successfully defended 70 appeals (64%) when the applicant appealed against their planning application decision (usually when permission is refused);
- Exceeded the government's targets in all categories of application;
- Exceeded the City Council's own 'stretching' targets in all categories of application;
- Significantly reduced the backlog of planning applications;
- Investigated and resolved 1,603 reported breaches of planning control;
- Secured a total of £5,677,593 in financial contributions as part of signed agreements on planning applications; and
- Refused 477 planning applications that would have had a damaging impact on the area.

*These types of applications are defined as:
'Majors' are defined as residential developments of 10 or more units, or retail/commercial developments of more than 1000 square metres of additional floor space.
'Minors' are defined as residential developments of less than 10 units, or retail/commercial developments of 1000 square metres or less of additional floor space.

'Others' are defined as applications for advertisement consent, changes of use, listed building and conservation area consents and all householder applications.

6. LOCAL DEVELOPMENT FRAMEWORK – PROGRESS

Local Development Scheme (LDS)

6.1 A revised LDS has been published in April 2014. The following section summarises progress on key emerging LDF documents at the time of preparing this report and highlights some key adopted policy documents. A complete list of current planning policy documents is monitored at: www.birmingham.gov.uk/planningpolicy

Development Plan Documents

The Birmingham Development Plan

6.2 Consultation on the Issues and Options stage of the Birmingham Development Plan BDP (formerly known as the Birmingham Core Strategy) took place in the autumn of 2008. This was followed by consultation on the first stage of the Big City Plan (a Masterplan for the City Centre) in early 2009. A twelve week period of public consultation on the Draft Core Strategy took place and ended in March 2011.

6.3 A further period of consultation on the Birmingham Development Plan took place between November 2012 and 14th January 2013. This considered options for increasing levels of housing and employment land provision. The outcomes of this consultation together with responses to the draft Core Strategy Consultation will be fed into the preparation of a pre-submission Plan which was approved by the City Council in December 2013. The Pre-submission consultation was completed in March 2014 and it is expected that the Plan will be submitted later in 2014. The Plan is expected to be adopted in 2015.

6.4 Work on an Infrastructure Delivery Plan that will accompany the BDP is currently ongoing. Preliminary Draft consultation for the Community Infrastructure Levy (CIL) has also taken place and closed 14th January 2013.

6.5 The Big City Plan (City Centre Masterplan) was adopted by Cabinet in July 2011. It is a non-statutory planning and regeneration framework setting the vision, identifying the opportunities and establishing the development principles for Birmingham City Centre. The key principles of the Masterplan will be reflected in the emerging Birmingham Development Plan.

Development Management DPD

6.6 A new Development Management DPD will set out more detailed city-wide polices to guide decision-making on planning applications , and it will complement the BDP, replacing Chapter 8 of the UDP 2005. Consultation on scoping of the sustainability appraisal is likely to take place in June 2014 followed by submission to the Secretary of State in April 2015 before adoption in January 2016.

Aston/Newtown/Lozells Area Action Plan

6.7 The Aston, Newtown and Lozells Area Action Plan provides the planning framework for this area for the next 15 years (to 2026), and sets out the broad land use allocations for the area as well as key development proposals such as a proposed Regional Investment Site in East Aston, and commercial and residential growth in Newtown, Perry Barr/Birchfield and Aston.

6.8 The Area Action Plan was submitted to the Secretary of State in October 2011, and was Examined in Public by the Planning Inspectorate in January 2012. The Planning Inspector issued his report in March 2012 which, subject to minor modifications, found the Plan to be sound. The modified Plan was adopted by the City Council in July 2012.

Bordesley Park Area Action Plan.

6.9 This will provide a detailed framework for the regeneration of an inner area in the east of Birmingham. The Area Action Plan (AAP) seeks to deliver change and guide land use for the area to the east of the City Centre. This covers parts of the Washwood Heath, Bordesley Green, Nechells and South Yardley wards. The AAP will be produced in partnership with the local community.

6.10 The AAP commenced in November 2009 with the production of an Evidence Base and Sustainability Appraisal Scoping Report. A number of potential development options are being explored for the area and were the subject of public consultation in 2011. Consultation on Preferred Options took place in 2013 and it is expected that the plan will be submitted in January 2015.

Longbridge Area Action Plan (DPD)

6.11 The Longbridge Area Action plan was adopted in April 2009. The plan sets out the land use framework and proposals for the regeneration of the former MG Rover plant at Longbridge.

Supplementary Planning Documents (SPDs)

6.12 The Council has currently 12 proposed SPDs which are being progressed. The details of these can be found in the now updated LDS which is available on the City Council website at: www.birmingham.gov.uk/lds

Student Accommodation

6.13 Details of SPDs under preparation can be found in the Council's Local Development Scheme, which is available on the City Council website at: www.birmingham.gov.uk/lds

Car Parking Guidelines

6.14 The City Council has prepared and adopted a Supplementary Planning Document – Car Parking Guidelines. The purpose of the document is to set out the car parking standards that the City Council will apply when considering planning applications for new development. The document was subject to a 6 week period of public consultation ending 4th October 2010 and was formerly adopted by the City Council in February 2012.

Your Green and Healthy City (formerly known as Places for the Future)

6.15 The purpose of this Supplementary Planning Document will be to guide sustainable development, and construction of buildings. It builds upon policies dealing with sustainability in the UDP and the Emerging Birmingham Development Plan and provides additional guidance for applicants seeking to develop in the City. Consultation on a draft SPD took place in spring 2012 and the document is currently being revised to ensure alignment with the BDP. It is anticipated that the SPD will be adopted in 2015.

Southern Gateway

6.16 This document is no longer being progressed as an SPD. Work commenced on preparation of a masterplan for the Southern Gateway in 2011. The document will set out detailed design guidance for the redevelopment of Birmingham wholesale markets and the surrounding area. A draft is expected to be published for public consultation in mid-2014, with the expected adoption by cabinet in late 2014.

Tree Policy

6.17 The purpose of the emerging SPD is to guide all development to have a high regard for the retention of trees (in private ownership) of amenity and environmental valve and secure an increase of the tree population in tandem with the green infrastructure policy. The emerging policies will expand on present Unitary Development Plan policies. This document is due to go out for a period of public consultation in summer 2014.

City Centre Public Realm

6.18 This document continues to be taken forward as an SPD. The purpose of this SPD is to provide guidance leading to high quality streets and public spaces within the City Centre. Consultation is planned to take place in early to mid-2014 with its estimated adoption in late 2014.

Shopping and Local Centres

6.19 The purpose of the SPD is to identify Local Centre boundaries and primary retail frontages/hierarchy as identified within the emerging Birmingham Development Plan. The SPD provides guidance for proposed developments and planning applications relating to centres and non-retail uses. The draft SPD underwent a period of public consultation in November-December 2011 and was adopted on 5th March 2012.

Moseley

6.20 The aim of this (community led) SPD is to guide future development in Moseley, and it will be a material consideration in all planning applications relating to Moseley. The document was consulted on and has now been adopted (April 2014).

Stirchley

6.21 This document is not being taken forward as an SPD. It is expected to be published for consultation during 2014.

Stechford

6.22 A Supplementary Planning Document (SPD) is to be produced to guide the future development of this area. Public consultation and progress of the draft SPD will take place later in 2014.

Erdington

6.23 The emerging Birmingham Development Plan identifies Erdington as a District Centre. To facilitate new development and investment, formal planning guidance will be prepared for the area in the form of a Supplementary Planning Document (SPD). Public consultation and progress of the draft SPD will take place later in 2014.

Moorpool Estate Conservation Area

6.24 This Supplementary Planning Document (SPD) forms a conservation area, character appraisal and Masterplan for the Moorpool Estate Conservation Area. The SPD was adopted in March 2012.

Historic Environment

6.25 This SPD will form guidance on the management of heritage assets in the planning process. Consultation on this SPD will take place in 2014 with the document progressing to possible adoption in late 2013/early 2015.

Lozells and Soho Hill Conservation Area

6.26 Work will commence in 2014 on the SPD which will provide a character appraisal and management plan. Estimated adoption is likely to be in 2015.

Sutton Coldfield High Street Conservation Area

6.27 This SPD will provide a management plan for the Conservation Area based on a detailed character appraisal. The draft SPD was prepared in 2011-2012 and consultation was undertaken in July and August 2012. Consultation responses are currently being incorporated into the next draft. It is expected that the final SPD will be adopted by spring 2014.

Places for Living

6.28 Places for Living was originally adopted in 2001 as Supplementary Planning Guidance. Consultation on an updated version and adoption is expected in 2014.

Selly Oak

6.29 This document is being taken forward as an SPD. It is expected to be published for consultation in July 2014 with adoption early January 2015.

Edgbaston

6.30 This document is no longer being taken forward as an SPD. It will be progressed as a Planning Framework and will outline a vision for the future of the Calthorpe Estate area (bordering Five Ways), it is being prepared to set out area-based proposals and development management policies, to positively plan for change. Public consultation will take place in 2013.

Greater Icknield

6.31 This document is no longer being produced as an SPD and will be produced as a non-statutory masterplan.

Perry Barr District Centre

6.32 An SPD will be prepared for Perry Barr District Centre, which is identified as a 'growth point' within the adopted Aston Newtown and Lozells AAP and draft BDP. The SPD will focus on a number of key development opportunities, alongside measures to enhance connectivity and public realm. A Masterplan will be commissioned in early 2014, which will inform the SPD. A draft is expected to be published for public consultation in mid-2014, with adoption expected by the end of 2014.

Neighbourhood Plan/DCLG Pilots

6.33 With the introduction of the Neighbourhood Planning (General) Regulations in April 2012 the required process for progressing the Neighbourhood Planning Pilots is in place. The Balsall Heath Neighbourhood Development Plan is being progressed by the Balsall Heath Neighbourhood Planning Forum (as the designated body), and they have recently undertaken pre submission consultation on the draft document. The Forum intend to submit the NDP to the City Council in early 2014, which will be followed by an independent examination and referendum in mid 2014 enabling local people to vote on the document.

7. SUMMARY OF OVERALL PERFORMANCE AGAINST INDICATORS AND LOCAL OUTPUT INDICATORS

7.1 The overall performance, taking account of relevant UDP and RSS policies and targets, for each of the Indicators and Local Output Indicators has been assessed and is set out below.

7.2 The overall performance is assessed as follows:

☺ Good

😐 Average

☹ Poor

7.3 As can be seen from Table 7 overall performance has generally been good. Section 3 of this AMR provides the more detailed information and supporting data, which underlies this summary assessment.

Table 7.1 - Overall Performance against Indicators

Indicator	Description	Overall Performance	Comment
BD1	Total amount of Additional Employment Floor space – by type	😐	Economic slowdown has impacted on employment land completions in the short term.
BD2	Total amount of Employment Floor space on Previously Developed Land (PDL) – by Type	☺	Very high percentage of development on PDL
BD3	Employment Land Availability – by Type	☹	A continued shortage of good urban land and likely loss of the Washwood Heath site from readily available best urban.
BD4	Amount of Employment Land lost to Residential and Other Development	😐	Slightly higher than average – mainly to residential and retail
H1	Net Additional Dwellings in reporting and previous years	😐	Small increase in completions but performance remains low.
H2	Reduction in Vacancies in the Existing Housing Stock	☹	2011 census shows an increase

Indicator	Description	Overall Performance	Comment
H3	Progress towards meeting the Planned Housing Requirement	☺	Target exceeded.
H4	Housing Land Supply	😐	Continuing to meet target.
H5	Gross Affordable Housing Completions	😐	There remains a decline in affordable housing secured through S106 agreements because of the economic downturn. However, the City Council is proposing the development of new council housing (and currently building) which will impact in future years.
H6	New and Converted Dwellings – on previously developed land	☺	Continued significant completions on PDL exceeding UDP 1991-2011 target
H7	Net additional Pitches (Gypsy and Traveller)	☹	No additional pitches provided. Recent GTAA shows that further provision is necessary
H8	Net additional dwellings in City Centre	😐	Increase on previous year due to economic down turn, but UDP target met.
H9	Density of Development	☺	On the whole high densities achieved resulting in continued efficient use of land. Majority of completions on sites of 50 + dwelling per hectare.
T1	Percentage of New Residential Development within 30 minutes Public Transport Time of a GP, Hospital, Primary and Secondary School, Employment and a Major Shopping Centre.	☺	Majority of development highly accessible to local services.
T2	Percentage of Trips by Public Transport into Birmingham City Centre	**N/A**	No data for 2012/13 available.
LS1	Total Amount of Completed Retail, Office and Leisure Floor space for 'Town Centre Uses'	😐	A decrease in retail floor space on previous year but a slight increase in office development.

Indicator	Description	Overall Performance	Comment
LS2	Percentage of Completed Retail, Office and Leisure Development in Town Centres	☺	The majority of retail and office development has taken place within 'in-centre' locations.
LS3	Percentage of Eligible Open Spaces Managed to 'Green Flag Award' standard	😐	Only a small number of open spaces managed to Green Flag standards.
LS4	Provision of Open Space (i) Net loss/gain in amount of Public Open Space and Public and Private Playing Fields; and (ii) Percentage of New Dwelling Completions within reasonable walking distance of Public Open Space.	☺	Minor changes in provision of public open space. Over 88% of new developments within 400m of public open space.
M1	Production of Secondary and Recycled Aggregates by Mineral Planning Authority	**N/A**	No data available at this time other than recycled aggregates from Tyseley EfW plant.
W1	Capacity of New Waste Management Facilities by Waste Planning Authority	☺	Additional waste capacity identified as a result of planning consents.
W2	Amount of Municipal Waste Arising, and Managed by Management Type, by Waste Planning Authority	☹	Household recycling is below 40% target. However there is continued decrease in the amount of waste going to landfill and the percentage of Recovered waste continues to be above the Waste Strategy 2007 target.
E1	Renewable energy generation	😐	Limited data, but progress has been made.
E2	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	☺	Increase in number of EA related applications on the previous year but vast majority determined in accordance with EA advice and Agency's concerns could be adequately addressed through conditions.
E3	Change in areas and populations of biodiversity importance including: change in priority habitats and species (by type)	☺	No significant reduction identified.
E4	Change in areas and populations of biodiversity importance including: change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	☺	Sites of importance for nature conservation protected. No loss of SLINC anticipated from planning applications within or adjacent to sites.

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